

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 28, 2017 - 7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Black History Month - Commissioner Grace

4. PROCLAMATIONS

5. CITIZEN COMMENTS

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

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

- 1. Minutes:

Approve Minutes of February 14, 2017 City Commission Meeting

2. Travel Requests:

Request from HR Generalist Kristin Milligan to attend the 2017 Society of Human Resources Annual Conference and Exposition in New Orleans, Louisiana, from June 17-21, 2017 (Estimated cost \$3,097.32)

Request from Permitting Office Supervisor Eleanor Norena to attend the Florida Floodplain Managers Association (FFMA) Annual Conference in St. Petersburg, Florida, from April 3-7, 2017 (Estimated cost \$1,373.61)

3. RESOLUTION NO. 2017-014

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY VARIOUS CITY DEPARTMENTS FOR SERVICES PURCHASES FROM PUBLIC UTILITY MANAGEMENT PLANNING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2017-015

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING THE COMBINED EFFORTS OF THE UNITED STATES CENTER FOR DISEASE CONTROL AND PREVENTION ("CDC") AND THE DEPARTMENT OF JUSTICE ("DOJ") TO CURTAIL THE OVERPRESCRIBING OF OPIOIDS BY PHYSICIANS THROUGH MORE PHYSICIAN EDUCATION AS WELL AS BETTER RISK ASSESSMENT OF PATIENTS; SUPPORTING THE STRENGTHENING OF PRESCRIPTION DRUG MONITORING PROGRAMS IN EVERY STATE AND ENSURING SAFE DRUG DISPOSAL; SUPPORTING THE EFFORTS OF THE CITY-COUNTY NATIONAL TASK FORCE ON THE OPIOID EPIDEMIC TO PROVIDE EDUCATIONAL OPPORTUNITIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2017-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A ROAD MAINTENANCE AGREEMENT AND ANY ADDITIONAL DOCUMENTS PERTAINING TO THE AGREEMENT AND TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT, A COPY OF WHICH IS ATTACHED, AND MADE A PART OF AND INCORPORATED INTO THIS RESOLUTION BY THIS REFERENCE, WITH DANIA ENTERTAINMENT CENTER, LLC (DEC) FOR THE MAINTENANCE OF FRONTON BOULEVARD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2017-017

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR THE SOUTH FLORIDA REGIONAL TRANSIT ORIENTED DEVELOPMENT (SFTOD) GRANT IN CONJUNCTION WITH THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) IN THE MAXIMUM AMOUNT OF TWO HUNDRED FIVE THOUSAND DOLLARS (\$205,000.00), WHICH REQUIRES A 20% MATCH TO PROVIDE FUNDING FOR TRI-RAIL COASTAL LINK STATION AREAS TO ENHANCE IMPROVED ACCESS AND MOBILITY FOR ALL USERS, AND EXPANDED ECONOMIC DEVELOPMENT OPPORTUNITIES IN AREAS LOCATED WITHIN THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) BOUNDARIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2017-018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING IMPLEMENTATION OF MULTIMODAL IMPROVEMENTS (BICYCLE LANES AND SIDEWALKS) ALONG THE STATE ROAD A1A CORRIDOR (EAST DANIA BEACH BOULEVARD) FROM GULFSTREAM ROAD TO NORTH OCEAN DRIVE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER PROVIDING AN EFFECTIVE DATE.

8. RESOLUTION NO. 2017-019

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REMOVING THE FUNDING OBLIGATION FOR SEWER PROJECTS IN THE AMOUNT OF TWO MILLION FIVE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$2,597,500.00) AND AUTHORIZING THE RETURN OF FUNDS TO THE CITY'S SEWER FUND RESERVES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. RESOLUTION NO. 2017-020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE SIDEWALK REPLACEMENT MATERIALS AND PROVIDING FOR SIDEWALK CONSTRUCTION SERVICES, INCLUDING COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (THE "ADA") FOR A SIDEWALK IMPROVEMENT PROJECT TO BE PERFORMED BY METRO EXPRESS, INC., UNDER THE SOUTHEAST FLORIDA GOVERNMENTAL COOPERATIVE GROUP INVITATION TO BID NO. ITB 15-16-039(A), IN AN AMOUNT NOT TO EXCEED ALLOCATED DEPARTMENTAL BUDGET APPROPRIATIONS WHICH WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) IN FISCAL YEAR 2016-2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. ORDINANCE NO. 2017-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 4-18, ENTITLED "HOURS OF SALE" OF CHAPTER 4, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE II, ENTITLED "OPERATION REGULATIONS" OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE HOURS THAT ALCOHOLIC BEVERAGES ARE ALLOWED TO BE SOLD FOR "ON PREMISES CONSUMPTION" AT ESTABLISHMENTS SUCH AS RESTAURANTS, NIGHT CLUBS AND LOUNGES, TO ALLOW SALES OF SUCH BEVERAGES TO BEGIN AT 7:00 A.M. INSTEAD OF NOON ON SUNDAYS; PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

11. ORDINANCE NO. 2017-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 4-18, ENTITLED “HOURS OF SALE” OF CHAPTER 4, ENTITLED “ALCOHOLIC BEVERAGES”, ARTICLE II, ENTITLED “OPERATION REGULATIONS” OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE HOURS THAT ALCOHOLIC BEVERAGES ARE ALLOWED TO BE SOLD FOR “OFF PREMISES CONSUMPTION” FROM ESTABLISHMENTS SUCH AS GROCERY STORES, CONVENIENCE STORES, MINI MARTS AND GAS STATIONS, TO ALLOW SALES OF SUCH BEVERAGES TO BEGIN AT 7:00 A.M. INSTEAD OF NOON ON SUNDAYS; PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2017-005

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

2. ORDINANCE NO. 2017-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-120-16) SUBMITTED BY THE GREENSPOON MARDER LAW FIRM ON BEHALF OF THE ADJACENT PROPERTY OWNER, BK STERLING INVESTMENT, LLC, FOR VACATION OF A PORTION OF SW 18TH COURT LOCATED ON THE NORTH SIDE OF STIRLING ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

3. ORDINANCE NO. 2017-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY GREENSPOON MARDER, AGENT FOR THE PROPERTY OWNERS, BK STERLING INVESTMENT, LLC, THE CITY OF DANIA BEACH, AND BRE POLYGON PROPERTY OWNER, LLC, TO REZONE LAND GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL BUSINESS DISTRICT (C-2) TO PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) (APPLICATIONS RZ-123-16 AND RZ-124-16), AND EXPANDING THE BOUNDARIES OF THE DANIA POINTE PMUD TO INCLUDE SUCH PROPERTIES, AND AMENDING THE DANIA POINTE DESIGN DEVELOPMENT GUIDELINES (DDG), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

4. RESOLUTION NO. 2017-010

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-37-03 MOD A) SUBMITTED BY FOREST VIEW ESTATES, LLC, FOR PROPERTY LOCATED AT 3517 FOREST VIEW CIRCLE, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from 2/14/2017)*

10. DISCUSSION AND POSSIBLE ACTION

11. COMMISSION COMMENTS

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

12. APPOINTMENTS

1. Airport Advisory Board
Vice-Mayor Harris - 3 appointments
2. Education Advisory Board
Vice-Mayor Harris - 1 appointment
3. General Employees Pension Board
1 Commission appointment
1 Commission Representative
4. Green Advisory Board
Mayor James - 1 appointment
2 Alternate Positions
5. Marine Advisory Board
Vice-Mayor Harris - 1 appointment
Mayor James - 1 appointment
6. Parks, Recreation and Community Affairs Advisory Board
Vice-Mayor Harris - 1 appointment
7. Planning and Zoning Board
Commissioner Grace - 1 appointment
Mayor James - 1 appointment
8. Police and Fire Pension Board
1 Commission Representative

13. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders

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

14. ADJOURNMENT

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, FEBRUARY 14, 2017 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

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

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

- 3.1 Special Event Request from The Field Irish Pub and Eatery for their annual St. Patrick's Day Celebration to be held on March 17, 2017 from 11:00 a.m. - 11:00 p.m. The applicant is also requesting a road closure on Griffin Road, temporary signage, fence, and BSO Detail.

Commissioner Grace motioned to approve the Special Event request for The Field's St. Patrick's Day Celebration; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.2 Special Event Request from the Community Redevelopment Agency for the "Dania Beach 2017 Arts and Seafood Celebration", to be held on April 8-9, 2017, at Frost Park from 11:00 a.m. - 8:00 p.m. on Saturday and from 11:00 a.m. - 6:00 p.m. on Sunday. The applicant is requesting BSO Police and Fire Services, and road closures for Fronton Boulevard from N.E. 2nd Street to N.E. 1st Street.

Commissioner Grace motioned to approve the Special Event request for the 2017 Arts and Seafood Celebration; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.3 Special Event Request from the Marine Industries Association of South Florida for their "40th Annual Broward County Waterway Cleanup" to be held on March 4, 2017, from 9:00 a.m. - 1:00 p.m. This event will be held in various locations around Dania Beach such as Dania Beach Pier, Marina, Secret Woods, Harbour Towne and Dr. Von D. Mizell-Eula Johnson State Park. The applicant is requesting the following: a Special Event fee waiver of \$150.00, waiver of parking fees for volunteers, and for the City to provide dumpsters for all cleanup sites.

Commissioner Grace motioned to approve the Special Event request for the 40th Annual Broward County Waterway Cleanup; seconded by Vice-Mayor Harris. The motion carried unanimously.

- 3.4 Spoken Words – Herbert Hammer Jackson (Commissioner Grace)

Herbert Hammer Jackson spoke of Black History Month.

4. Proclamations

- 4.1 Black History Month – Commissioner Grace

Mayor James read the Black History Month Proclamation.

- 4.2 Greater Mt. Zion AME Church 108th Anniversary – Mayor James

Mayor James read the Greater Mt. Zion AME Church 108th Anniversary Proclamation.

Mayor James advanced Items #9.2 and #9.3.

City Attorney Ansbro explained how quasi-judicial hearings are to be conducted. He advised the public hearing items were quasi-judicial hearings and swore-in those who would speak for all the public hearings on the agenda. He asked the Commission to disclose any communication they had on these matters.

9.2 RESOLUTION #2017-002 *Revised Resolution*

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-52-16), SUBMITTED BY DUNAY, MISKEL & BACKMAN, LLP ON BEHALF OF THE OWNER, CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from January 10, 2017 and January 24, 2017)*

9.3 RESOLUTION #2017-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "CALM PLAT" (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from January 10, 2017 and January 24, 2017)*

Commissioner Salvino noted he spoke with residents in the past.

Vice-Mayor Harris noted he spoke with residents before the election.

Mayor James noted she spoke with the residents, staff and the applicant.

City Attorney Ansbro read the title of Resolution #2017-002 and Resolution #2017-001 because they relate to the same property.

Corinne Lajoie, Principal City Planner, provided a PowerPoint presentation of the site plan and plat requests, which presentation is attached to and incorporated into these minutes.

Christina Bilenki, attorney representing the applicant, presented a PowerPoint overview of the proposed site plan and plat, which is attached to and incorporated into these minutes.

John Kim, Miami Engineering, Traffic Engineer, addressed the traffic study prepared for the development.

Mayor James opened the Public Hearings.

Andre Park, Boca Raton, attorney representing the Sea Oaks Condominium, noted the proposed buildings are not compatible with the neighborhood, and he does not believe the Commission has enough information to make an informed decision tonight. They are going to place into the record charges against Neptune Fireworks. He asked the Commission to support the residents and vote no.

Linda Barber, 75 Gulfstream Road #305, handed out more petitions and spoke against the development.

Douglas Edwards, 75 Gulfstream Road #300, spoke against the development.

Sandra L. MacDonald, 186 NE 6th Court, spoke against the development.

Tom Smitha, 85 Gulfstream Road #212, spoke against the development.

Constantine Manos, 75 Gulfstream Road #214, spoke against the development.

Liz Parella, 85 Gulfstream Road, spoke against the development.

Peter Parella, 85 Gulfstream Road, spoke against the development.

Megan Ninneman, 75 Gulfstream Road, spoke against the development.

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

Commissioner Salvino motioned to adopt Resolution #2017-002; seconded by Commissioner Brandimarte.

Mayor James noted she is insulted by the comments by the residents insinuating the Commission is compromising their integrity.

Commissioner Brandimarte said she makes her decisions for the good of all residents in the City of Dania Beach, not a particular group.

Commissioner Salvino noted this Commission is not the one that made the law, but they are the one who must follow it. He added he disagrees with the comments made by those who spoke.

The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	No	Mayor James	Yes
Commissioner Salvino	Yes		

Commissioner Salvino motioned to adopt Resolution #2017-001; seconded by Vice-Mayor Harris. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
Commissioner Grace	No	Mayor James	Yes
Commissioner Salvino	Yes		

5. Citizen Comments

Vivek Golikeri, 301 SE 3rd Street, requested the City adopt a policy that only holosonic speakers be used during outdoor festivals.

Betty Sokol, 609 NW 10th Street, commented the entrance light in Melaleuca Gardens is still out, and children were fighting in the parking garage tonight.

Commissioner Brandimarte commented that the security guard was of no help in the situation.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, reported on recent arrests and crime trends. He noted fraud is a continuing problem in the City, and residents need to be aware. He reported that they have been working with Code Compliance and Fire to address issues around convenience stores.

Commissioner Salvino would like to see a report from BSO on the calls received.

Commissioner Grace wants BSO to call residents who call them and let them know if they will be late.

Lieutenant Dan Suarez, BSO Fire Rescue, reported on the suspected arson to a tiki hut near the Dania Beach Bar & Grill on Saturday night. The new Rescue unit for Station 17 should be in service by the end of the month.

7. Consent Agenda

Items removed from Consent Agenda: #7.5

- 7.1 Minutes:
Approve Minutes of January 24, 2017 City Commission Meeting

- 7.2 Travel Requests:

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

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

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

Resolutions

- 7.3 RESOLUTION #2017-008

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

7.4 RESOLUTION #2017-009

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

Commissioner Grace motioned to adopt the Consent Agenda, with the exception of Item #7.5; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

7.5 RESOLUTION #2017-013

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

City Attorney Ansbro read the title of Resolution #2017-013.

Commissioner Salvino questioned the cost involved, and noted we should be aware of who we are hiring.

Marc LaFerrier, Director of Community Development, explained this would be for the final design, permitting, supervision of the construction and installation of the sign; it does not include the cost of the actual sign. The County will reimburse us up to \$250,000.00 for the cost of the entrance sign. He noted this sign will be difficult to get approved due to its location and the several agency approvals required, and asked that everyone be patient.

Vice-Mayor Harris motioned to adopt Resolution #2017-013; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

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

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2017-005

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

City Attorney Ansbro read the title of Ordinance #2017-005.

Corinne Lajoie, Planning & Zoning Manager, provided an overview of the text amendments.

The Commission had questions on the tree removal/replacement ordinance changes, particularly on the effect they would have to specimen trees and trees damaged by a tenant. Marc LaFerrier, Director of Community Development, explained these changes are timely; more changes would be brought forward after a re-evaluation of the County's ordinance and a comparison made to the City's code, in order to improve on what we currently have. He noted state law only allows code enforcement to level violations to a property owner.

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

Commissioner Salvino motioned to adopt Ordinance #2017-005, on first reading; seconded by Commissioner Grace. The motion carried on the following 5-0 Roll Call vote:

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

9.4 RESOLUTION #2017-010

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

City Attorney Ansbro read the title of Resolution #2017-010, and noted the applicant requested a continuance until the next Commission meeting.

Mayor James opened the Public Hearing.

Ian Shotsman, 3555 Forest View Circle, spoke in favor of the request.

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

Commissioner Salvino motioned to continue Resolution #2017-010 until the February 28, 2017 City Commission meeting at 7:00 p.m.; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

9.5 RESOLUTION #2017-011

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

9.6 RESOLUTION #2017-012

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

City Attorney Ansbro read the title of Resolution #2017-011 and Resolution #2017-012 because they relate to the same property. He advised these items were quasi-judicial hearings and swore-in those who would speak.

Corinne Lajoie, Planning & Zoning Manager, provided an overview of the plat amendment and site plan.

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

Commissioner Grace motioned to adopt Resolution #2017-011; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

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

Commissioner Salvino Yes

Commissioner Grace motioned to adopt Resolution #2017-012; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

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

10. Discussion and Possible Action

There were no discussion items on this agenda.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte had no comments.

11.2 Commissioner Grace

Commissioner Grace commented on upcoming Collins Elementary School events.

11.3 Commissioner Salvino

Commissioner Salvino commented that perhaps we need to conduct a survey of the residents to see if they want development. If they feel that the growth is enough with the projects already approved, perhaps we need to take away some of the incentives.

Mayor James said she was going to suggest an amendment to the ordinance that would give us more control over what is allowed. The language is not consistent with all the incentives and she would support changing it.

Commissioner Salvino noted we should revisit it and try to figure out where we are and how far we want to build; we need a plan.

11.4 Vice-Mayor Harris

Vice-Mayor Harris echoed Commissioner Salvino's comments. He felt we should tweak the incentives and include the community's input in that process. He also was taken aback by some of the comments made tonight.

11.5 Mayor James

Mayor James spoke of her support of the residents and how she appreciates their fight.

There was a general discussion on development among all the Commissioners.

Mayor James commented other cities are serving alcohol on the beach, such as Margaritaville in Hollywood. There are a few in Hollywood and Ft. Lauderdale.

Mayor James noted the Tamara James Foundation will be offering free typing lessons at CW Thomas Park and Frost Park.

12. Appointments

12.1 Airport Advisory Board – no appointments

12.2 Education Advisory Board – no appointments

12.3 General Employees Pension Board – no appointments

12.4 Green Advisory Board – no appointments

12.5 Marine Advisory Board– no appointments

12.6 Parks, Recreation and Community Affairs Advisory Board

Commissioner Brandimarte appointed: Debra McElyea

Vice-Mayor Harris appointed: Clare Frost

12.7 Police and Fire Pension Board – no appointments

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

13. Administrative Reports

13.1 City Manager

City Manager Baldwin noted the Commission wants to move forward with burying FPL lines at the beach, as well as renovating the south marina bathroom. Both will be brought forward for a formal decision.

City Manager Baldwin also noted BSO applied for another SAFER Grant to provide the third paramedic for Station 1.

City Manager Baldwin reported we did not get the COPS Grant for the two additional deputies. Chief Marks is working on a recommendation; that and funding alternatives will be brought forward to the Commission as soon as possible.

City Manager Baldwin gave updates on upcoming budget discussions, State of the City video, memo for the Oasis program, and the meeting with our lobbyist/airport consultant. He distributed a memo on the Airport Interlocal Agreement, which is attached to and incorporated into these minutes, and spoke of efforts to address the Uber driver problem.

Vice-Mayor Harris left the meeting at 9:50 p.m.

City Manager Baldwin addressed the Commission's desire to hold a Development Workshop, and noted that the City Attorney asked that we wait until some of the development issues are done.

City Manager Baldwin spoke about the upcoming 9th Annual Economic Engine Performance Report event and the state legislative agenda.

13.2 City Attorney

City Attorney Ansbro requested that the Commission motion to reject the two bids received for the Southeast Drainage Project – Phase II; both bids were over budget and the project will be revised and rebid.

Commissioner Salvino asked if we could go back to the \$9 million bid if bids were rejected now and subsequent bids were more.

City Manager Baldwin explained that to stay within budget, we will have to redesign the bid and probably do it in two phases. He addressed Commissioner Salvino's question about borrowing money to make up the difference, and noted staff also thinks we may get better pricing if this is rebid.

Commissioner Salvino said he would like to get a better understanding before the bids are rejected, and we have time to rebid later. Additionally, he does not understand why we do not borrow money on capital improvements when we have the opportunity to pay it back.

Commissioner Brandimarte motioned to reject the two bids received for the Southeast Drainage Project – Phase II; seconded by Commissioner Salvino. The motion carried on the following 4-0 Roll Call vote:

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

Commissioner Grace asked for clarification on how many Commission votes are necessary to terminate department heads and the City Manager. City Attorney Ansbro noted the City Manager is the only person with power over department heads; individual Commissioners can tell the City Manager how they feel.

Commissioner Grace asked if an item can be placed on the next agenda to discuss whether or not the Commission is happy with the performance of the department heads and the City Manager by vote of confidence or no confidence.

City Manager Baldwin noted the Commission can evaluate and make decisions about the City Manager any time of their choosing; department heads are done by the City Manager.

Commissioner Brandimarte thinks if any Commissioners have a complaint about a department head's performance, they should voice their opinion and provide an example as to why they are not doing a good job. A case should be documented on a person and you should not arbitrarily say that you do not want them.

Commissioner Salvino questioned if there is a performance evaluation sheet to use for the City Manager. City Manager Baldwin noted managers are typically evaluated in terms of their performance, tied to a raise or termination. A performance evaluation sheet is not common.

Commissioner Grace asked for department head job descriptions.

13.3 City Clerk - Reminders

Thursday, February 16, 2017 – 5:00 p.m.	Executive Session – Union Negotiations
Tuesday, February 28, 2017 - 7:00 p.m.	City Commission Meeting
Wednesday, March 1, 2017 - 5:00 p.m.	Abatement Hearing
Tuesday, March 14, 2017 - 6:00 p.m.	CRA Board Meeting
Tuesday, March 14, 2017 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 10:02 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)		

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

Fiscal Impact/Cost Summary

Exhibits Attached
Kristin Milligan Travel Request, Eleanor Norena Travel Request



**The City of Dania Beach
Department of Human Resources**

Colin Donnelly, Assistant City Manager

Kristin Milligan, HR Generalist

DATE: January 23, 2017
TO: Robert Baldwin, City Manager
FROM: Colin Donnelly, Assistant City Manager
BY: Kristin Milligan, HR Generalist
SUBJECT: Travel Request – 2017 Society of Human Resources Annual Conference & Exposition

Handwritten signature: C. Donnelly 1/23/2017

Human Resources is seeking approval for HR Generalist Kristin Milligan to attend the 2017 Society of Human Resources Annual Conference and Exposition in New Orleans, Louisiana from June 17 – June 21, 2017.

Attendance at the SHRM Conference helps ensure that HR remains up-to-date in the ever changing landscape of federal laws and current HR practices. This educational opportunity helps protect the City from liability by staying current with the latest changes in labor legislation.

This conference also provides the opportunity for Ms. Milligan to meet other administrators from across the country to exchange ideas, insights, and solutions to common problems and difficult employee relations and risk topics. Additionally, Ms. Milligan will earn recertification credits to maintain her SHRM-CP and PHR certifications.

Below is a breakdown of the conference costs:

Registration:	\$1,565
Lodging:	\$1,051.12 (Saturday to Wednesday at \$262.78/night)
Airfare:	\$200.00 (approximation)
Meals:	\$243.20
Transportation:	\$38 (roundtrip airport shuttle)
Total:	\$3,097.32 (approximate)

Sufficient funding to attend this conference is available in account #001-1301-513-40-10 in the approved Human Resource budget.

I recommend consideration and approval to allow our Human Resources representative to attend this annual conference.

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Kristin Milligan
DEPARTMENT: Human Resources
LOCATION: New Orleans, Louisiana
TRIP/TRAINING DATE: June 17 - June 21, 2017
PURPOSE: 2017 Society of Human Resources Annual Conference & Exposition

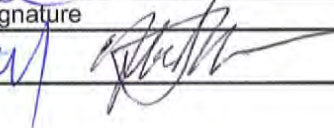
CHECK ONE
☒ Certification
☒ General Training
☐ License
☐ Other

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

ACCOUNT NO: 001-13-01-513-40-10

COST SUMMARY		
Expense	Description	Estimate
Lodging (4 nights @ \$262.78)	Hotel Monteleone	\$ 1,051.12
Registration Fee	SHRM Annual Conference	\$ 1,565.00
Airfare	JetBlue	\$ 200.00
Per Diem	M&IE	\$ 243.20
Airport Shuttle	Airport Shuttle New Orleans	\$ 38.00
TOTAL EXPENSES		\$ 3,097.32

TOTAL ESTIMATED TRAVEL COST **\$ 3,097.32**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Kristin Milligan		1/23/17
Department Director (print)	Signature	Date
Colin R...		1/23/17
Finance Director (print)	Signature	Date
Nikki Satterfield		1/25/17
City Manager (print)	Signature	Date
Robert Baldwin		2/6/17

REVIEWED

JAN 23 2017

BY: TAS

City of Dania Beach
Travel Per Diem Calculator

Traveler Name: Kristin Milligan

Description of Trip: 2017 Society of Human Resources Annual Conference & Exposition

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 64.00

Destination: New Orleans, Louisiana

First Date of Travel 17-Jun-17

Last Date of Travel 21-Jun-17

							Travel
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date						17-Jun-17	18-Jun-17
Breakfast 15%							\$ 9.60
Lunch 35%							\$ 22.40
Dinner 50%							\$ 32.00
Total Daily total =	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48.00	\$ 64.00

								Travel
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Date	19-Jun-17	20-Jun-17	21-Jun-17					
Breakfast 15%	\$ 9.60	\$ 9.60						
Lunch 35%	\$ -	\$ -						
Dinner 50%	\$ 32.00	\$ 32.00						
Total Daily total =	\$ 41.60	\$ 41.60	\$ 48.00					

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 48.00

Total Per Diem Due to Traveler \$ 243.20

Meal Exclusions		
Date	Meal Provided	Amount
19-Jun-17	Lunch	\$ 22.40
20-Jun-17	Lunch	\$ 22.40



SHRM17

ANNUAL CONFERENCE & EXPOSITION
June 18–21 | New Orleans

PREFERRED METHOD—
ONLINE: For immediate processing, register at annual.shrm.org

FAX: 703.535.6490
Please allow 5–7 business days for processing.
PHONE: 800.283.7476, option #3
+1.703.548.3440 (Int'l)

MAIL:
SHRM
P.O. Box 79482
Baltimore, MD
21279-0492 USA
Please allow 4–6 weeks for processing

PRINT CLEARLY. Use one form for each registrant.

SHRM MEMBER NUMBER _____

Name Milligan Kristin
LAST FIRST M.I.

Name for Badge Kristin Milligan

Business Number (954) 924-6800 X3630

E-mail Address kmilligan@daniabeachfl.gov
PRINT CLEARLY

Job Title HR Generalist

Business/Company City of Dania Beach

Street Address 100 W Dania Beach Blvd

City Dania Beach State/Province FL ZIP 33004

Country U.S.

Is this your ☐ home or ☐ business address? The address listed above will be encoded in your bar code.

CONFERENCE REGISTRATION

		MEMBER	NONMEMBER
Preview	07.30–02.03	\$1,395	\$1,815
Early Bird	02.04–04.28	\$1,565	\$2,025
Standard	04.29–06.16	\$1,685	\$2,145
Onsite	06.17–06.22	\$1,835	\$2,295

Join SHRM now and save \$10 on your membership!
Select membership in the additional add ons section.

UNTIL 04.18.17

International Delegation (5 or more) \$1,175

International Delegation Code: _____

☐ Register for the Annual Conference Only

The registration fee includes general sessions and luncheons, admission to the SHRM Exposition, concurrent sessions, one ticket to the Tuesday night show, and online access to conference presentations.

\$ 1565

Prices are subject to change.

CANCELLATION POLICY

A cancellation must be in writing and faxed to 703.535.6490 or submitted to Member Care. Confirmed registrants may cancel and receive a full refund, minus a \$250 administrative fee, through February 3, 2017 for standard conference registration fees. Fifty percent (50%) of the standard conference registration fee will be refunded for cancellations received from February 4, 2017 through April 28. Standard conference cancellations received after April 28, 2017 are non-refundable. An additional cancellation fee of \$75 will be charged for each conference add-on included in your registration. The eLearning package is non-refundable. If a SHRM member transfers his or her registration to a nonmember, the nonmember must pay the difference in member and nonmember price at the time of transfer.

PROGRAM ADD ONS

Please Note: Program times may overlap with other programs, session times or conference activities. You cannot select a program add on unless you are registered for the full conference. For session titles and numbers, visit annual.shrm.org and select "Program"

SHRM SEMINARS (3-DAY)

- ☐ Member: Reg Fee + \$1,100
☐ Nonmember: Reg Fee + \$1,335

Program Name _____ \$ _____

PRECONFERENCE WORKSHOPS

- ☐ Member/Nonmember Reg Fee + \$380

Session #(s) _____ \$ _____

ADDITIONAL ADD ONS

SHRM eLEARNING LIBRARY (SEL) WITH ANNUAL CONFERENCE \$199.00

Get online access to sessions from the 2017 Annual Conference — as well as sessions from past meetings and conferences — at a special attendee-only price. Continue your professional development and earn additional recertification credits.

\$ _____

MEMBERSHIP \$199 \$189

Join now and save \$10

\$ _____

NON-US GLOBAL MEMBERSHIP \$95

Promo code: _____ \$ _____

SHRM-CP/SCP CERTIFICATION PREPARATION (3-DAY)

- ☐ Member: Reg Fee + \$1,185
☐ Nonmember: Reg Fee + \$1,420

Program Name _____ \$ _____

TUESDAY NIGHT SHOW: One ticket is included in the conference registration fee. Additional tickets are \$95.

No. of additional tickets _____ x \$95 = \$ _____

GUEST PROGRAM: Our Guest Program registration includes the Sunday Opening General Session, Opening Reception and Exposition Hall (Sunday only), a ticket to the Tuesday Night Show, and the Closing General Session on Wednesday. It does not include networking events, or access to the concurrent sessions.

First _____ Last _____

No. of Guests _____ x \$495 = \$ _____

Total from All Sections Due \$ **1565**

Payment Information

I authorize SHRM to charge my: ☐ AMEX ☐ VISA ☐ MasterCard

Card # _____ Exp. Date _____

Signature _____

Kristin Milligan

NAME AS IT APPEARS ON CREDIT CARD BILL

Cardholder's Daytime Phone Number (954) 924-6800 x3630

ACCOUNTING USE ONLY

Date _____

Amt _____

Co Chk. # _____

Pers. Chk. # _____

Chpt. Chk. # _____

Mny Order # _____

Source: ANN17PRE





Mrs. Kristin Milligan
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004
USA

Dear Kristin,

Thank you for reserving a room for #SHRM17 in New Orleans, LA June 18 - June 21, 2017. A summary of your housing details are listed below. If you need to modify your reservation, you may do so by going to <https://www.wynjade.com/shrm17>. If you would like more information on the New Orleans, LA area, please click the links on the right side of this page.

Hotel Reservation / Receipt:

Record ID: X3R91WD8

Occupant Name: Kristin Milligan

Block Name: ATTENDEE

Room Type: Single (1 person/1 bed)

Special Requests*: Non Smoking
(*Special requests and bed types are requests only and cannot be guaranteed until check-in.)

Check-In:

17-JUN-2017 at 04:00 PM

Check-Out:

21-JUN-2017 at 12:00 PM

Special **Discounted** Rate:



HOTEL MONTELEONE

214 ROYAL STREET
NEW ORLEANS, LA
70130

Phone: 504-523-3341

Fax: 504-528-1019

Hotel Distance to
Convention Center: 1.1
Miles

Date	Room Rate	Occ/Tax Rate	Occ/Tax Amount	Rate + Occ/Tax
17-JUN-2017	\$229.00	14.75%	\$33.78	\$262.78
18-JUN-2017	\$229.00	14.75%	\$33.78	\$262.78
19-JUN-2017	\$229.00	14.75%	\$33.78	\$262.78
20-JUN-2017	\$229.00	14.75%	\$33.78	\$262.78

Deposit Date	Payment Type	Name on Card/Check	Account Number	Deposit Amount
11-JAN-2017 09:03 AM	Visa	Tania Stevens	*****3233	\$262.78

Confirmation Numbers:

Your Record ID is assigned by SHRM Housing, assuring that the hotel will honor the reservation. You may receive another confirmation from the hotel with their unique hotel internal confirmation number.

Deposit / Receipt:

FIRST NIGHT ROOM AND TAX

Cancellation Policy:

72 HOURS PRIOR TO ARRIVAL; ADDITIONAL \$2.00 OCCUPANCY FEE WILL BE ADDED BY THE HOTEL PER NIGHT

Hotel Reservation Modifications/Changes

To change or modify your reservation, you have 4 easy choices:

Online: <http://www.wyndham.com/shrm17>

Phone: 888-241-8396 (US & Canada) / 972-349-7473 (International)

Agents available 8:00am-5:00pm CT, Monday-Friday

Fax: 972-349-7715

Email: SHRM@wyndhamjade.com

Refund Policy:

If your deposit is canceled within the cancellation policy above a full refund will be made. If your reservation was canceled after the hotel's listed cancellation policy, your deposit will be forfeited. To avoid losing your hotel deposit, you must cancel your reservation prior to the above stated cancellation policy. Deposits will not be taken by SHRM Housing after May 17, 2017, however, your credit card information will be forwarded to the hotel who may charge a deposit.

Departing flights

Fort Lauderdale, FL (FLL) to New Orleans, LA (MSY)

**BEST FARE
GUARANTEE**
jetblue.com has
the lowest fare—
guaranteed*
*for the same

← Prev Thu Jun 15 \$54 Fri Jun 16 \$84 **Sat Jun 17 from \$99** Sun Jun 18 \$69 Mon Jun 19 \$54 Next →

Non-Refundable

Refundable

 Compare
fare
options

 Prices displayed are one-way per person including **taxes and fees**. Additional **baggage fees** may apply. Did you know you can click on a flight number to see its on-time performance?

Departs	Arrives	Duration	BLUE	0	BLUE PLUS	1	BLUE FLEX	2
8:39 AM FLL 1423 A320	9:38 AM MSY View seats	1h 59m Amenities		\$99		\$117		\$199

Returning flights

New Orleans, LA (MSY) to Fort Lauderdale, FL (FLL)

← Prev Mon Jun 19 \$69 Tue Jun 20 \$44 **Wed Jun 21 from \$44** Thu Jun 22 \$84 Fri Jun 23 \$84 Next →

Non-Refundable

Refundable

 Compare
fare
options

 Prices displayed are one-way per person including **taxes and fees**. Additional **baggage fees** may apply. Did you know you can click on a flight number to see its on-time performance?

Departs	Arrives	Duration	BLUE	0	BLUE PLUS	1	BLUE FLEX	2
10:23 AM MSY 1422 A320	1:24 PM FLL View seats	2h 1m Amenities		\$44		\$62		\$144


**Hyatt Regency New Orleans
Hotel**

Total savings \$731.95

HOTEL RATING:

AIR + HOTEL

\$668TOTAL
PACKAGE
PRICE

LET'S GO


**Wyndham New Orleans -
French Quarter**

AIR + HOTEL

\$1,550TOTAL
PACKAGE
PRICE

LET'S GO

 Total price includes selected flights and hotel nights, including taxes and fees.
 JetBlue Vacations savings based on price of booking air and hotel separately on jetblue.com

See more deals

Your itinerary

Modify your search

Fare: Fort Lauderdale, FL (FLL) - New Orleans, LA (MSY), New Orleans, LA (MSY) - Fort Lauderdale, FL (FLL)

1 Adult, Saturday, June 17 2017, 8:39 AM - Wednesday, June 21 2017, 10:23 AM

Taxes & fees

\$105.12 USD**\$36.28 USD****Estimated total** (Details)**\$141.40 USD**

Conference at a glance

Saturday

7:30 a.m.–5:00 Registration

p.m.

10:00 a.m.–6:00 SHRM Seminars*

p.m.

1:00 p.m.–5:00 Preconference Workshops*

p.m.

Sunday

7:00 a.m.–7:00 Registration

p.m.

8:00 a.m.–Noon Preconference Workshops*

8:00 a.m.–1:30 SHRM Seminars*

p.m.

10:00 a.m.

International Orientation

–10:45 a.m.

11:00 a.m.

Conference Orientation

–11:45 a.m.

12:30 p.m.–2:00

Mega Sessions

p.m.

2:30 p.m.–4:00

Opening General Session KEYNOTE TBD

p.m.

4:00 p.m.–7:00

Grand Opening Reception in the SHRM Exposition

p.m.

Monday

6:30 a.m.–5:30

Registration

p.m.

7:00 a.m.–8:15

Concurrent Sessions

a.m.

8:30 a.m.–9:45

General Session FEATURING LASZLO BOCK

a.m.

9:30 a.m.–4:00

SHRM Exposition Open

p.m.

10:45 a.m. Concurrent Sessions

–Noon

10:45 a.m. Masters Series

–12:15 p.m.

Noon–1:30 p.m. Lunch in the SHRM Exposition

1:30 p.m.–5:30 p.m. SHRM Seminars*

1:45 p.m.–3:45 Masters Series

p.m.

2:00 p.m.–3:15 Concurrent Sessions

p.m.

3:15 p.m.–4:00 Refreshment Break in the SHRM Exposition

p.m.

4:00 p.m.–5:15 Concurrent Sessions

p.m.

Tuesday

6:30 a.m.–5:30 p.m. Registration

p.m.

7:00 a.m.–8:15 Concurrent Sessions

a.m.

8:30 a.m.–9:45 General Session FEATURING PATRICK LENCIONI

a.m.

9:30 a.m.–2:00 SHRM Exposition Open

p.m.

10:45 a.m. Concurrent Sessions

–Noon

Noon–1:30 p.m. Lunch in the SHRM Exposition

1:15 p.m. Grand Prize Drawing in the SHRM Exposition

1:30 p.m.–5:30 p.m. SHRM Seminars*

p.m.

2:00 p.m. SHRM Exposition Closes

2:15 p.m.–3:30 Concurrent Sessions

p.m.

2:15 p.m.–4:15

Masters Series

p.m.

4:00 p.m.–5:15

Concurrent Sessions

p.m.

8:00 p.m.

Tuesday Night Event

Wednesday

8:00 a.m.–Noon Registration

8:30 a.m.–9:45

Closing General Session FEATURING LAILA ALI

a.m.

10:00 a.m.

Concurrent Sessions

–11:15 a.m.

11:30 a.m.

Concurrent Sessions

–12:45 p.m.

12:45 p.m.

Conference Concludes

*Additional registration and fees required.

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FY 2017 Per Diem Rates for New Orleans Louisiana

(October 2016 - September 2017)

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

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

The following rates apply for New Orleans Louisiana

Primary Destination (1, 2)	County (3, 4)	Max lodging by Month (excluding taxes)												M&IE (5)
		2016			2017									
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
New Orleans	Orleans / St. Bernard / Jefferson / Plaquemine Parishes	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$128	\$128	\$128	\$128	\$128	\$64

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

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

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

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

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

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

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

RATE THIS PAGE

Total	First & Last Day of Travel
\$64	\$48.00
\$69	\$51.75
\$74	\$55.50

Looking for the foreign and outside the continental United States (OCONUS) breakdown chart? Visit FTR Appendix B. (Note: Appendix B breakdowns do not apply to any locations in the continental United States; use the table listed above.)

The shortcut to this page is www.gsa.gov/mie.

QUESTIONS:

For all travel policy questions, email travelpolicy@gsa.gov.



RELATED GSA TOPICS

- [FedRooms®](#)
- [Travel E-mail Notification](#)
- [POV Mileage Reimbursement Rates](#)

GOVERNMENT LINKS

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SHRM17

ANNUAL CONFERENCE & EXPOSITION

June 18-21 | New Orleans

STEAMER
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PORT OF NEW ORLEANS



**\$440
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when you
register
by
February 3!

annual.shrm.org/pr

SHRM[®]
SOCIETY FOR HUMAN
RESOURCE MANAGEMENT



WHAT
DOES IT
MEAN
TO GO

ALL



**Act
now!**

Save \$440 off onsite rate
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When you go all in at **#SHRM17**, you'll be joining a powerful network of thoughtful, driven HR professionals who are ready to grow. You'll be inspired by their stories and connected through your similarities. You'll feel a sense of community unlike any you've experienced before.

When you fully immerse yourself in our rich learning environment, you open yourself up to transformation. When you give yourself to the experience, you come away feeling sharper and more accomplished.

About The Program

SHRM17 program has been carefully crafted to allow you to go on your professional and personal development needs. From ensuring that your organization stays in compliance with policies put forth by the new administration in Washington, to performance management and becoming a more effective communicator, influencer and leader, the SHRM17 program provides the solutions you need to succeed.

Whether you are a small department of one or a member of a corporate team supporting thousands, you'll walk away with new ideas, improved efficiencies and enhanced perspectives. The conference provides a collaborative environment among thousands of other HR professionals, in which to get the knowledge, content and support you need to enhance your career and your expertise.

Speakers

Ali
Olympic Champion Athlete,
Entrepreneur, TV Personality
and more

Patrick Lencioni
Best-Selling Business Author,
Internationally Recognized
Speaker, and Thought-leader

note
ments
oon!



6
CONTENT
TRACKS

**PERSONAL
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**BUSINESS
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REASONS TO ATTEND #SHRM17

1. Hear from the experts.

Our speakers are proven business leaders, strategists, practitioners and peers. Many of them are current HR professionals; others are well-respected industry leaders who know what you need to know. Our selection process for speakers is as rigorous as you'll find anywhere, and we make sure that you're hearing from the best. You'll get a solid grounding in tried-and-true HR fundamentals and unique insight into the innovative new practices that will change how the world does business. With close to 200 concurrent sessions to choose from, there is truly something for everyone.

2. Stay compliant.

There's no better time to brush up on your compliance expertise than in the wake of an election year. Protect your company from liability — avoid legal risk before it arises by staying current with the latest changes in labor legislation. From federal legislative compliance, to HR legal issues specific to California, we help you stay on top of the most important legislative priorities.

3. Get recertification credits.

Your attendance earns you credits toward maintaining your valuable certification — your SHRM-CP, SHRM-S or other general HR designation. Bonus: You can bring your questions directly to the SHRM Certification Lounge in person!

4. Meet with new vendors and suppliers.

Our exhibitors are industry experts and solution-providers who know what is happening in the world of HR and business — and they have answers to your questions. Discovering innovative products and services is necessary to stay competitive in today's business world.

5. Have fun with your HR peers from around the world.

#SHRM17 packs lots of learning into a short amount of time. But you'll also have opportunities to relax and get to know your peers. When you meet with your peers, you'll have an opportunity to collaborate, hear new ideas, and validate or change your perspectives. You may hear what others are doing and be inspired to implement something similar — or you might find a mentor or even become one. Plus, the Tuesday night show is a crowd favorite — entertainer announcements COMING SOON.

Hotel & Travel

GETTING TO
New
Orleans



#SHRM16 Attendee
PAUL MORLEY, MA,
SHRM-SCP
HR Director
State of Utah, DHRM

“At the conference

...d the ability to **choose my own conference experience by scheduling and attending sessions that best fit my current career situation.** It was great to learn from session speakers about the current trends, particularly in the area of sourcing and social networking that I can use to enhance recruitment programs in the State of Utah. I also recently earned the SHRM-SCP certification. The conference provided credits toward recertification. The activities during all four days helped me go a long way in pursuit of my goal to stay certified, and on top of trends and best practices.”

Dynamic Location

As one of the most walkable cities in America, New Orleans offers Southern hospitality that is unmatched anywhere in the world. The Big Easy is a timeless city that leaves a lasting impression on every visitor. It is the birthplace of Jazz, the home of the New Orleans Saints and among the most scenic places to experience living history. Every avenue houses locals that contribute to the music, culinary excellence and entrepreneurial spirit, making it a warm and welcoming city.

Air Travel

Louis Armstrong New Orleans International Airport (MSY) offers 138 daily departures to 44 cities on 12 airlines. Just 15 miles from the Central Business District and French Quarter, it is a quick ride away — whether you go by bus, shuttle, taxi or limousine. Airport Shuttle New Orleans is the official ground transportation of MSY and offers transportation to and from Downtown, Uptown and French Quarter hotels as well as the New Orleans Ernest N. Morial Convention Center for \$20 each way — or \$38 round-trip.

Staying in New Orleans

When we plan meetings in our host cities, we are always careful to ensure that our attendees will be able to select from a variety of options to serve your needs — and your budgets. You'll be able to choose from hotels throughout the city that will enhance your conference experience!

As always, and for your safety and peace of mind, we urge you to book your housing through our official housing vendor, Wyndham Jade. SHRM personally inspects and vets each conference hotel, and hotel rates are guaranteed.

wyndhamJade.com/shrm17

+1.888.241.8396 (U.S.)

+1.972.349.7473 (International)

Fax: +1.972.349.7715

M–F, 8:00 a.m.–5:00 p.m. CST



INTEROFFICE MEMORANDUM
CITY OF DANIA BEACH

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP
Director, Community Development

DATE: January 23, 2017

SUBJECT: Travel Request for Eleanor Norena, CFM

Please be advised that we are requesting travel authorization for Eleanor Norena, CFM to attend the Florida Floodplain Managers Association (FFMA) Annual Conference, April 3 -7, 2017 located in St. Petersburg, Florida. The conference offers 12 Continuing Education Credits (CEC) required for maintaining Association of State Floodplain Managers (ASFPM) CFM Certification. Also, Mrs. Norena has scheduled a one-on-one meeting to review the City of Dania Beach's CRS Program community file to ensure we are taking advantage of all the possible points offered in the new 2017 CRS Coordinator's Manual.

cc Nicki Satterfield, Finance Director
Colin Donnelly, Assistant City Manager

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Eleanor Norena
DEPARTMENT: Community Development
LOCATION: St. Petersburg, Florida
TRIP/TRAINING DATE: April 3 - April 7, 2017
PURPOSE: 2017 Florida Floodplain Managers Association (FFMA) Annual Conference

CHECK ONE ☒ Certification
☐ General Training
☐ License
☐ Other

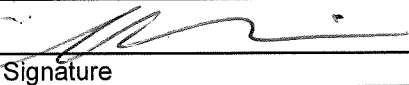
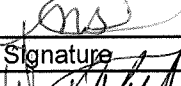
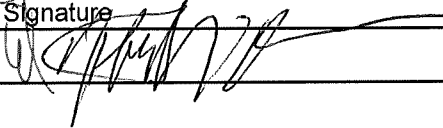
Note any overnight or out of state travel events attended in the last 12 months:

2016 FFMA Annual Conference, St. Augustine, FL

ACCOUNT NO: 107-15-02-524-40-10

COST SUMMARY		
Expense	Description	Estimate
Lodging (4 nights @ \$139)	Hilton Bayfront	\$ 556.00
Registration Fee	FFMA Annual Conference	\$ 425.00
Car Rental	Enterprise	\$ 166.95
Per Diem	M&IE	\$ 121.50
Parking (4 nights @ \$16.00)	Hotel Parking	\$ 64.00
Gas &Tolls		\$ 40.16
TOTAL EXPENSES		\$ 1,373.61

TOTAL ESTIMATED TRAVEL COST **\$ 1,373.61**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Eleanor Norena		1/19/17
Department Director (print)	Signature	Date
Marc Laferrier		1/19/17
Finance Director (print)	Signature	Date
Nicki Sotterfield		1/25/17
City Manager (print)	Signature	Date
Robert Baldwin		2/6/17

REVIEWED

JAN 23 2017

BY: TAS

✉ conference@ffloods.org | ☎ (813) 765-3362



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[Future Conferences](#) [Stay & Play](#) [Contact](#) [CRS User Groups](#)

Agenda

🏠 / [agenda](#)

*Click here to download draft agenda: [Draft Agenda 2017](#)

Conference: 12 CFM CECs

Day 1: 5.5 CFM CECs | Day 2: 6 CFM CECs, | Day 3: 6 CFM CECs | Day 4: 4 CFM CECs
Attendee must sign-in daily to receive CFM credits.

Other CEC opportunities are listed with session information, where available.

Note: Daily CFM CECs are estimated and are subject to change

April 4, 2017

Registration/Breakfast

7:00 - 8:00
Grand Bay Lobby

[Click for more information on 'Registration/Breakfast'](#)

2017 FFMA Opening Session

8:00 - 12:00
Grand Bay Ballroom

Cece McKiernan, CFM

8:00 AM General Session Executive Director Welcome Chair Welcome Local
Welcome Keynote Speaker 10:00 AM BREAK / First Time Orientation 10:30
AM General Session State Updates Federal Updates

[Click for more information on '2017 FFMA Opening Session'](#)

Fundamentals of Floodplain Management Course

1:00 - 5:00
Bayboro

Mark Hoskins, PE, CFM

Instructor: Mark Hoskins This is an extremely comprehensive course and will benefit anyone needing to take the CFM exam! You will need to download the "FEMA 480 Floodplain Management Requirements Study Guide and Desk Reference for Local Officials" at www.floods.org [...]

[Click for more information on 'Fundamentals of Floodplain Management Course'](#)

FFMA Committees Session

1:00 - 2:30
Grand Bay Ballroom

Come learn about the FFMA committees and how you can get involved. Already a committee member? Join us for a rare opportunity for an in-person meeting. Committees include: Coastal: FFMA Coastal Committee Formation for Florida Study and Recommendations regarding Bath [...]

[Click for more information on 'FFMA Committees Session'](#)

Break

2:30 - 3:00
Exhibit Hall

[Click for more information on 'Break'](#)

Region Updates, Meetings, Elections, & Social

3:00 - 5:00
Grand Bay Ballroom

3pm Region Updates/Presentation – Grand Bay Ballroom 4pm Open Discussion
Region 1: Grand Bay Ballroom Region 2: St. Petersburg I Region 3: St. Petersburg II
Region 4: St. Petersburg III Region 5: Harbor / Sky / Pier 4:30 Region Networking [...]

[Click for more information on 'Region Updates, Meetings, Elections, & Social'](#)

Member Reception

5:30 - 8:00

[Click for more information on 'Member Reception'](#)

ISO One-on-One Meetings

8:00 - 05:00
Hilton Training Center 5

Craig Carpenter Sue K. Hopfensperger, CFM

One-on-One Reviews of the CRS Program are offered by ISO staff during the Annual Florida Floodplain Managers Conference in St. Petersburg. The scheduled meeting will be for 1 hour unless otherwise requested. If you would like to schedule an appointment, please [...]

[Click for more information on 'ISO One-on-One Meetings'](#)

April 5, 2017

Registration/Breakfast

7:30 - 8:30
Grand Bay Lobby

[Click for more information on 'Registration/Breakfast'](#)

Break

10:00 - 10:30
Exhibit Hall

[Click for more information on 'Break'](#)

Break

2:30 - 3:00
Exhibit Hall

[Click for more information on 'Break'](#)

ISO One-on-One Meetings

8:00 - 05:00
Hilton Training Center 5

Craig Carpenter Sue K. Hopfensperger, CFM

One-on-One Reviews of the CRS Program are offered by ISO staff during the Annual Florida Floodplain Managers Conference in St. Augustine. The scheduled meeting will be for 1 hour unless otherwise requested. If you would like to schedule an appointment, please contact [...]

[Click for more information on 'ISO One-on-One Meetings'](#)

Fundamentals of Floodplain Management Course

8:00 - 12:00
Bayboro

Mark Hoskins, PE, CFM

This is an extremely comprehensive course and will benefit anyone needing to take the CFM exam! You will need to download the "FEMA 480 Floodplain Management Requirements Study Guide and Desk Reference for Local Officials" at www.floods.org and read through [...]

[Click for more information on 'Fundamentals of Floodplain Management Course'](#)

April 6, 2017

Registration/Breakfast

7:30 - 8:30
Grand Bay Lobby

[Click for more information on 'Registration/Breakfast'](#)

FFMA Annual Members Meeting

1:30 - 3:00
Grand Bay Ballroom

Cece McKiernan, CFM

[Click for more information on 'FFMA Annual Members Meeting'](#)

Closing Session

3:30 - 5:00
Grand Bay Ballroom

Cece McKiernan, CFM

Scholarship Raffle Closing Speaker

[Click for more information on 'Closing Session'](#)

ISO One-on-One Meetings

8:00 - 5:00
Hilton Training Center 5

Craig Carpenter Sue K. Hopfensperger, CFM

One-on-One Reviews of the CRS Program are offered by ISO staff during the Annual Florida Floodplain Managers Conference in St. Petersburg. The scheduled meeting will be for 1 hour unless otherwise requested. If you would like to schedule an appointment, please [...]

[Click for more information on 'ISO One-on-One Meetings'](#)

Fundamentals of Floodplain Management Course

8:00 - 12:00
Bayboro

Mark Hoskins, PE, CFM

This is an extremely comprehensive course and will benefit anyone needing to take the CFM exam! You will need to download the "FEMA 480 Floodplain Management Requirements Study Guide and Desk Reference for Local Officials" at www.floods.org and read through [...]

[Click for more information on 'Fundamentals of Floodplain Management Course'](#)

April 7, 2017

Tour: TBD

8:00 - 12:00
Convention Center Entrance

[Click for more information on 'Tour: TBD'](#)

CFM Exam

8:00 - 12:00

Pre-registration with ASFPM is required. Visit their website at www.floods.org to fill out the application and pay the registration fee.

[Click for more information on 'CFM Exam'](#)

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[✱ / register](#)

Included with registration:

- Continental breakfast (Tuesday-Friday)
- Lunch (Tuesday-Thursday)
- Guest Room Internet

REGISTER NOW

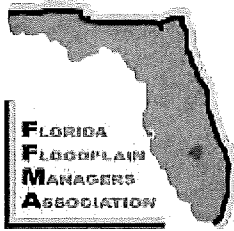
	Before January 1			After January 1		
	member	nonmember	student	member	nonmember	student
Full (Tues-Fri)	\$425	\$525	\$200	\$450	\$550	\$200
Two-Days (Tues, Wed, Thurs, or Fri)	\$350	\$450	\$150	\$375	\$475	\$150
One-Day (Tues, Wed, or Thurs)	\$250	\$350	\$100	\$275	\$375	\$100
One-Day (Fri)	\$50	\$150	\$25	\$75	\$175	\$25
Evening Social(Tues)	\$50	\$50	\$50	\$50	\$50	\$50

AGENDA

Stevens, Tania

From: Norena, Eleanor
Sent: Wednesday, January 18, 2017 11:53 AM
To: Stevens, Tania
Subject: FW: Florida Floodplain Managers Association - Payment Confirmation

From: Florida Floodplain Managers Association (executivedirector@ffloods.org) [mailto:mailer@mail2.clubexpress.com]
Sent: Tuesday, November 08, 2016 2:55 PM
To: Norena, Eleanor
Subject: Florida Floodplain Managers Association - Payment Confirmation



Florida Floodplain Managers Association

A payment of \$425.00 was just received from you by Florida Floodplain Managers Association.

-- Payment Details:

\$ 425.00 Credit Card (Visa # xxxx-2096)

-- This payment was applied to:

\$ 425.00 Event Registration

For details of this payment, [click here](#) to view a receipt

Credit Card Payment Notice

The charge on your credit card statement will appear as

"FL Floodplain Mgrs"

Refund Policy: The refund policy is set by Florida Floodplain Managers Association. Refund requests cannot be handled by ClubExpress - they must be directed to Florida Floodplain Managers Association.

This email was sent in response to the use of the ClubExpress platform and website by Florida Floodplain Managers Association. It was generated by:

Gembrook Systems, LLC
1930 Thoreau Drive North, Suite 155
Schaumburg, IL 60173
1-866-HLP-CLUB (457-2582)

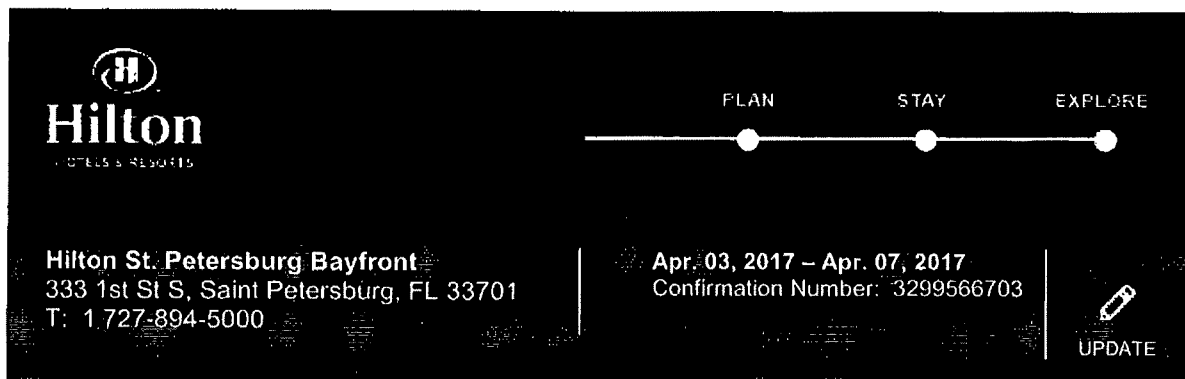
Norena, Eleanor

From: eleanornorena <eleanornorena@yahoo.com>
Sent: Wednesday, December 28, 2016 4:57 PM
To: Norena, Eleanor
Subject: Fwd: Your 03 Apr 2017 Confirmation #3299566703

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Hilton Hotels & Resorts Confirmed <hiltonhotels&resorts@res.hilton.com>
Date: 12/28/16 4:20 PM (GMT-05:00)
To: eleanornorena@yahoo.com
Subject: Your 03 Apr 2017 Confirmation #3299566703



The banner features the Hilton logo on the left. In the center, a horizontal timeline with three dots is labeled 'PLAN', 'STAY', and 'EXPLORE' above it. Below the timeline, the text 'Hilton St. Petersburg Bayfront' is followed by the address '333 1st St S, Saint Petersburg, FL 33701' and the phone number 'T: 1.727-894-5000'. To the right of this, the dates 'Apr. 03, 2017 – Apr. 07, 2017' and the 'Confirmation Number: 3299566703' are displayed. On the far right, there is an 'UPDATE' button with a pencil icon.

Hilton
HOTELS & RESORTS

PLAN STAY EXPLORE

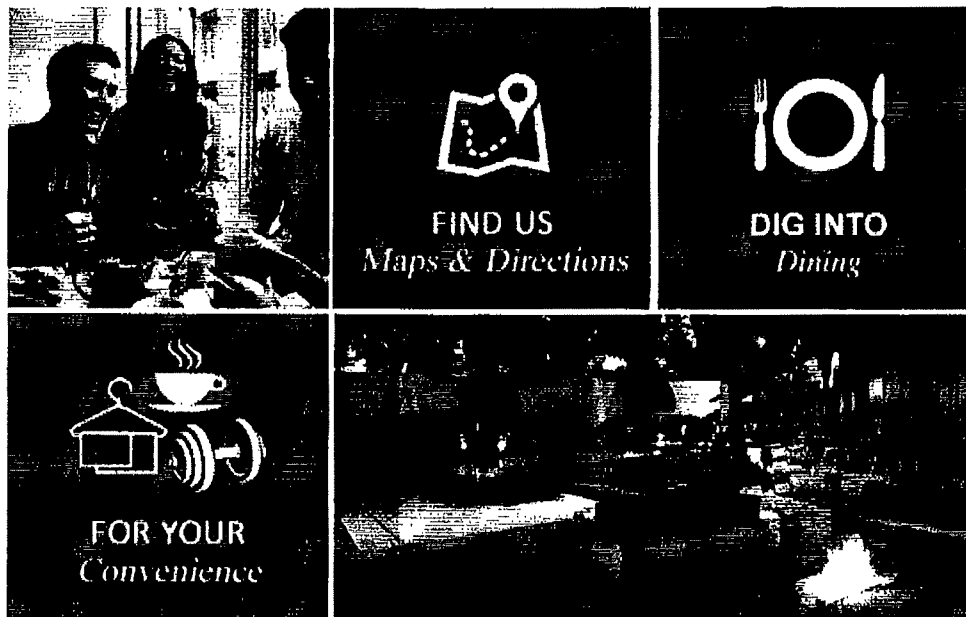
Hilton St. Petersburg Bayfront
333 1st St S, Saint Petersburg, FL 33701
T: 1.727-894-5000

Apr. 03, 2017 – Apr. 07, 2017
Confirmation Number: 3299566703

UPDATE

Elea Norena,
see you on Apr 03, 2017





ELEA NORENA
ENJOY A SPECIAL ROOM
UPGRADE FOR ONLY \$11

SHOW MY CUSTOM UPGRADE ▶

Your Room Information:

2 DOUBLE BEDS,
Non-Smoking Confirmed

Rooms: 1

Guests: 1 Adult

Check In: Apr 03 3:00 PM

Check Out: Apr 07 11:00 AM

Your Rate Information:

FL FLOODPLN MNG ASC

Rate per night : 139.00 USD

Total for Stay per Room

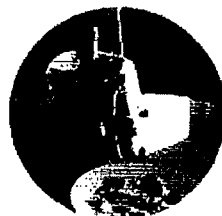
Rate: 556.00 USD

Taxes: 72.28 USD

Total: 628.28 USD

Total for Stay : 628.28 USD

The comforts of home even when you're away.



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

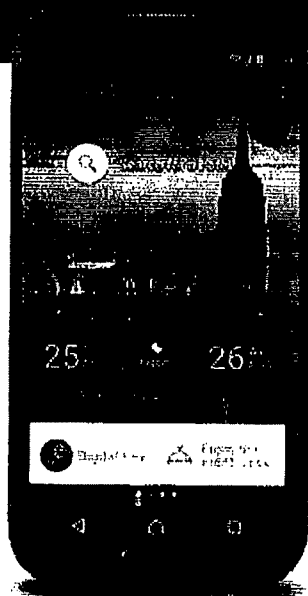
CUSTOMIZE YOUR STAY



*Start Earning Free Hotel Stays.
Joining is Free!*



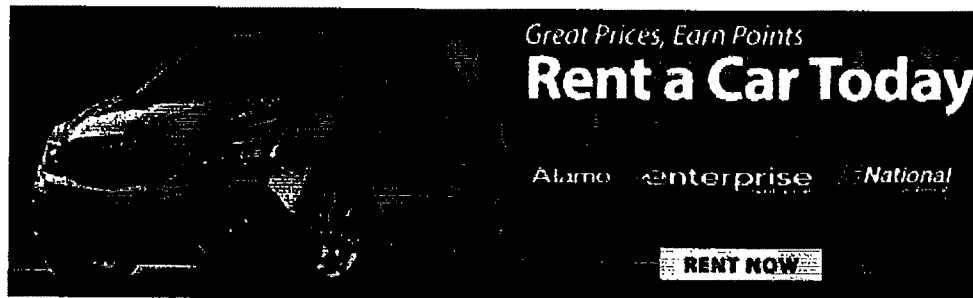
SIGN UP NOW ▶



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and the app, trip planning is easy.*

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- Book your stay with over 4,500 Hotels and Resorts





ADDITIONAL INFORMATION:

Tax:

- 13.00% per room per night

- **Self parking:** 16.00/night

RATE RULES AND CANCELLATION POLICY:

- Your reservation is guaranteed for late arrival.
- Please contact us should you need to cancel your reservation.
- Cancellations are required by 11:59 PM on Apr 02, 2017 local hotel time.
- Cancellation penalties may apply.



*Standard Wi-Fi is free for Hilton HHonors members. Premium, if available, has a fee (except for Diamond members). Wi-Fi access is not free in meeting spaces or at properties with a resort charge.

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

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

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

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

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

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[View online](#)

**RESERVATION CONFIRMED**

CONFIRMATION NUMBER: 1232003399

PICK-UP		RETURN	
Dania	Apr 3, 2017 12:00 PM	Dania	Apr 8, 2017 12:00 PM
801 S Federal Highway Dania, FL 33004 +1 954-922-2311	Hours For Pick-Up Date 7:30 AM - 6:00 PM	→ 801 S Federal Highway Dania, FL 33004 +1 954-922-2311	Hours For Return Date 9:00 AM - 12:00 PM
0		0	
0			

VEHICLE CLASS

Full Size **\$ 147.50**
For 5 day(s) - \$ 29.50 / day

VEHICLE MILEAGE

Unlimited Mileage **Included**

EXTRAS

Roadside Protection **Included**

TAXES & FEES

SC REC **\$ 10.60**

TIRE & BATTERY FEE **Included**

VLF REC **Included**

ESTIMATED TOTAL**RENTAL CHECKLIST**

A valid driving license for each driver
Acceptable method of payment in the renter's name. See your pick-up location's policies for details.

For additional policy or deposit information, please refer to the Rental Policies section below, or within your email confirmation

RENTER DETAILS

Driver Name: Eleanor Norena
Email Address: enorena@daniabeachft.gov
Phone Number: 9546739566
Age: 25+

PROMOTION CODE OR ACCOUNT NUMBER

BROWARD COUNTY-
LEISURE

CUSTOM RATE

Estimated Total due at the counter

\$166.95

[GAS PRICE MAP](#)[TRIP CALCULATOR](#)[GAS PRICE CHARTS](#)[FUEL INSIGHTS](#)[BLC](#)**Total Trip Cost****\$31.66****Your Savings****\$3.43****Distance****498 mi****Fuel Used****13.80 gal**

Can you handle a \$3,000 repair?
Protect your rideshare vehicle
with a Vehicle Protection Plan

PROTECT my UBER

100 W Dania Beach Blvd, Dania Beach, FL...**Departure**

No Fills Required

333 1st St SE, St. Petersburg, FL 33701, USA

Fill 1	Pilot 6050 Plaza Dr Fort Myers, FL	2.29 \$/gal	10.02 gal	\$22.95
Fill 2	Cumberland Farms 12500 W FL-84 Davie, FL	2.29 \$/gal	3.40 gal	\$7.80
Fill 3	Area Average	2.46 \$/gal	0.37 gal	\$0.92

100 W Dania Beach Blvd, Dania Beach, FL...**Return**

Tolls - Alligator Alley Rate (I-75):	\$3.00	Total Trip Cost:	\$31.66
Sunshine Skyway Bridge (I-275):	\$1.25	Round Trip Tolls	\$8.50
Total Gas/Tolls (Round Trip)			\$40.16

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

Traveler Name: Eleanor Norena

Description of Trip: Florida Floodplain Managers Association (FFMA) Annual Conference

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

Destination: St. Petersburg, Florida

First Date of Travel 3-Apr-17

Last Date of Travel 7-Apr-17

	Travel				Travel		
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	3-Apr-17	4-Apr-17	5-Apr-17	6-Apr-17	7-Apr-17		
Breakfast 15%		\$ -	\$ -	\$ -			
Lunch 35%		\$ -	\$ -	\$ -			
Dinner 50%		\$ 27.00	\$ 27.00	\$ 27.00			
Total Daily total =	\$ 40.50	\$ 27.00	\$ 27.00	\$ 27.00	\$ 40.50	\$ -	\$ -

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

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

Total Per Diem Due to Traveler \$ 121.50

Meal Exclusions		
Date	Meal Provided	Amount
4-Apr-17	B & L	\$ 27.00
5-Apr-17	B & L	\$ 27.00
6-Apr-17	B & L	\$ 27.00



Draft 2017 Conference Agenda (SCHEDULE IS SUBJECT TO CHANGE)

Tuesday April 4, 2017

7:00 AM	BREAKFAST	7:30 AM	
7:00 AM	Exhibit Hall Open	7:30 AM	
8:00-5:00	ISO One-on-Ones*	8:00 - 12:00	
8:00-5:00	SFMO One-on-Ones*	8:00 - 5:00	
8:00-3:00	FEMA One-on-Ones*	8:00 - 12:00	
8:00 AM	Opening Session	1:00 - 5:00	
10:00 AM	BREAK	8:30 AM	
10:30 AM	Opening Session	10:00 AM	
12:00 PM	LUNCH	10:30 AM	
1:00-5:00	FFM Class: General Background**	12:00 PM	
1:00 PM	Committee Meetings/Updates	1:00 PM	
2:30 PM	BREAK	2:30 PM	
3:00 PM	Region Meetings / Updates	3:00 PM	
4:30 PM	Region Networking Social	4:30 PM	
5:30 PM	Open Social		

Wednesday April 5, 2017

7:30 AM	BREAKFAST	7:30 AM	
7:30 AM	Exhibit Hall Open	7:30 AM	
8:00 - 12:00	FFM Class: Hazard Mitigation**	8:00 - 12:00	
8:00 - 5:00	ISO One-on-Ones*	8:00 - 12:00	
8:00 - 12:00	SFMO One-on-Ones*	8:00 - 12:00	
1:00 - 5:00	FEMA One-on-Ones*	8:00 - 12:00	
8:30 AM	Breakout Sessions	8:30 AM	
10:00 AM	BREAK	10:00 AM	
10:30 AM	Breakout Sessions	10:30 AM	
12:00 PM	LUNCH	12:00 PM	
1:00 PM	Breakout Sessions	1:30 PM	
2:30 PM	BREAK	3:00 PM	
3:00 PM	Breakout Sessions	3:30 PM	
4:30 PM	End	5:00 PM	

Thursday April 6, 2017

7:30 AM	BREAKFAST	7:30 AM	
7:30 AM	Exhibit Hall Open	7:30 AM	
8:00 - 12:00	FFM Class: Review Floodplain Maps**	8:00 - 12:00	
8:00 - 12:00	ISO One-on-Ones*	8:00 - 12:00	
8:00 - 12:00	SFMO/FEMA One-on-Ones*	8:00 - 12:00	
8:30 AM	GIS Café		
8:30 AM	Breakout Sessions		
10:00 AM	BREAK		
10:30 AM	Breakout Sessions		
12:00 PM	LUNCH - NOAA/ASFP Updates		
1:30 PM	Annual Meeting		
3:00 PM	BREAK		
3:30 PM	Closing Session		
5:00 PM	END		

Friday April 7, 2017

7:30 AM	BREAKFAST		
8:00 - 12:00	CFM Exam		
8:00 - 12:00	FFMA Tour TBD		
8:00 - 12:00	FFMA Tour TBD		

* FFMA recommends setting up an appointment with agency prior to Conference.
**Additional registration fee required

Estimated CFM Credits 6

Estimated CFM Credits 6

Estimated CFM Credits 6

CFM Credits Available (12 total for conference)

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

(October 2016 - September 2017)

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

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

The following rates apply for Tampa / St. Petersburg Florida

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

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

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

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

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

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

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

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

RATE THIS PAGE

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY VARIOUS DEPARTMENTS FOR SERVICES PURCHASES FROM PUBLIC UTILITY MANAGEMENT PLANNING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE 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

MEMO, RESOLUTION



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: February 14, 2017

RE: Approval of Resolution to Procure Professional Engineering Services from
Public Utility Management and Planning Services, Inc.,
Frederick Bloetscher, Ph.D., P.E.

Introduction and Background

Public Services Department has been engaging the professional services of P.U.M.P.S. for the water plant upgrade, Oasis, and stormwater and other similar projects. Frederick Bloetscher, Ph.D., P.E. has local knowledge of the City's infrastructure having been a consultant for the City of Dania Beach for over 10 years. His expertise is invaluable on stormwater, and waterplant related projects relating to the City of Dania Beach.

Public Utility Management and Planning Services, Inc. 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 requesting Commission approval to exceed the City's \$25,000.00 annual per vendor threshold due to the increasing amount of stormwater and water related projects occurring over the last two fiscal years.

Funding for all department purchases shall be subject to and made within the respective Department's approved level of their respective annual budget

appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

Recommendation:

Public Services' recommends approval of the Resolution to exceed the City's \$25,000.00 threshold to PUMPS from available appropriations.

RESOLUTION NO. 2017-014

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY VARIOUS CITY DEPARTMENTS FOR SERVICES PURCHASED FROM PUBLIC UTILITY MANAGEMENT PLANNING SERVICES, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Public Services Department and other Departments will purchase engineering services from Public Utility Management Planning Services Inc. ("PUMPS") 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, PUMPS 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; 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 2016-2017 provided funding is available and appropriated in the current budget year and made in accordance with the City of Dania Beach Purchasing Policy for each fiscal year;

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

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

Section 2. That the City Commission authorizes professional services by PUMPS exceeding the annual amount of Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor.

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 February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING THE COMBINED EFFORTS OF THE UNITED STATES CENTER FOR DISEASE CONTROL AND PREVENTION (“CDC”) AND THE DEPARTMENT OF JUSTICE (“DOJ”) TO CURTAIL THE OVERPRESCRIBING OF OPIOIDS BY PHYSICIANS THROUGH MORE PHYSICIAN EDUCATION AS WELL AS BETTER RISK ASSESSMENT OF PATIENTS; SUPPORTING THE STRENGTHENING OF PRESCRIPTION DRUG MONITORING PROGRAMS IN EVERY STATE AND ENSURING SAFE DRUG DISPOSAL; SUPPORTING THE EFFORTS OF THE CITY-COUNTY NATIONAL TASK FORCE ON THE OPIOID EPIDEMIC TO PROVIDE EDUCATIONAL OPPORTUNITIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution

RESOLUTION NO. 2017-015

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING THE COMBINED EFFORTS OF THE UNITED STATES CENTER FOR DISEASE CONTROL AND PREVENTION (“CDC”) AND THE DEPARTMENT OF JUSTICE (“DOJ”) TO CURTAIL THE OVERPRESCRIBING OF OPIOIDS BY PHYSICIANS THROUGH MORE PHYSICIAN EDUCATION AS WELL AS BETTER RISK ASSESSMENT OF PATIENTS; SUPPORTING THE STRENGTHENING OF PRESCRIPTION DRUG MONITORING PROGRAMS IN EVERY STATE AND ENSURING SAFE DRUG DISPOSAL; SUPPORTING THE EFFORTS OF THE CITY-COUNTY NATIONAL TASK FORCE ON THE OPIOID EPIDEMIC TO PROVIDE EDUCATIONAL OPPORTUNITIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Dania Beach, Florida, recognizes that the current heroin and prescription opioid epidemic is one of the most urgent law enforcement and public health challenges facing our country; and

WHEREAS, opioids are a class of drugs that includes the illegal drug heroin as well as power pain relievers available by prescription, such as oxycodone (oxycontin), hydrocodone (vicodin), codeine, morphine, fentanyl, methadone, and many others; and

WHEREAS, the U.S. Department of Health and Human Services recently announced that 3.8 million people ages 12 and older are currently misusing prescription pain relievers in our country; and

WHEREAS, in 2014, more than sixty percent (60%) of the 47,000 drug overdose deaths in America involved opioids, reflecting a dramatic increase over the past two decades; and

WHEREAS, according to the Centers for Disease Control and Prevention (“CDC”), opioids are commonly prescribed for pain. An estimated twenty percent (20%) of patients who visit physician offices with non-cancer pain symptoms or pain-related diagnoses receive an opioid prescription. In 2012 alone, health care providers wrote 259 million prescriptions for opioid pain medication, enough for every adult in the United States to have a bottle of pills; and

WHEREAS, opioid pain medication use presents serious risks, including overdose and opioid use disorder. From 1999 to 2014, more than 165,000 persons died from overdose related to opioid pain medication in the United States; and

WHEREAS, in the past decade, while death rates for the top leading causes of death such as heart disease and cancer have decreased substantially, the death rate associated with opioid pain medication has increased markedly; and

WHEREAS, the sales of opioid pain medication have increased in parallel with opioid-related overdose deaths; and

WHEREAS, the Drug Abuse Warning Network estimated that greater than 420,000 Emergency Room visits were related to the misuse or abuse of narcotic pain relievers in 2011, the most recent year for which data is available; and

WHEREAS, scientific research has identified high-risk prescribing practices that have contributed to the overdose epidemic; and

WHEREAS, observational research showed significant increases in opioid prescriptions for pediatric populations from 2001 to 2010 and that a large proportion of adolescents are commonly prescribed opioid pain medications for conditions such as headache and sports injuries; and

WHEREAS, use of prescribed opioid pain medication before high school graduation is associated with a thirty three percent (33%) increase in the risk of later opioid misuse and misuse of opioid pain medications in adolescence strongly predicts later onset of heroin use. Thus, risk of opioid medication use in pediatric populations is of great concern; and

WHEREAS, on an average day, at least 78 people will die in the United States from an opioid-related overdose, 3,900 people will use a prescription opioid outside of legitimate medical purposes and supervision, and 580 people will try heroin for the first time; and

WHEREAS, the Centers for Disease Control and Prevention created the CDC Guideline for Prescribing Opioids for Chronic Pain-United States, 2016 on March 18, 2016 in order to help curtail the overprescribing of opioids by physicians through more physician education as well as better risk and assessment of patients; and

WHEREAS, the Department of Justice (“DOJ”) through United States Attorney General, Loretta E. Lynch, sent a letter to the governor of every state on September 20, 2016 requesting their help in addressing the prescription opioid and heroin epidemic by requesting their assistance in strengthening prescription drug monitoring programs and ensuring safe drug disposal; and

WHEREAS, the National League of Cities and the National Association of Counties formed a national joint task force to address the opioid and heroin abuse epidemic (the “City-

County National Task Force on the Opioid Epidemic”) on March 7, 2016, which is charged with starting a national dialogue for city and county elected leaders, providing educational opportunities for cities and counties, and providing a national summary report focusing on community prevention and overdose response, effective treatment options, and public safety enforcement and supply reduction;

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

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

Section 2. That the City Commission of the City of Dania Beach supports the combined efforts of the CDC and DOJ in reducing the number of opioid prescriptions and ensuring safe disposal of such medicines and further, supports the efforts of the City-County National Task Force on the Opioid Epidemic in educating cities and counties.

Section 3. That the City of Dania Beach directs its City officials and City staff to take any and all actions necessary to effectuate the intent of this resolution and directs the City Clerk to send a copy of this Resolution to all cities within Broward County, the Broward County League of Cities, the Florida League of Cities, Governor Rick Scott, State Senator Gary M. Farmer, Jr., State Representative Evan Jenne, State Representative Joseph Geller, the National League of Cities, U.S. Senator Marco Rubio, U.S. Senator Bill Nelson, and U.S. Representative Debbie Wasserman Schultz.

Section 4. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED on February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A ROAD MAINTENANCE AGREEMENT AND ANY ADDITIONAL DOCUMENTS PERTAINING TO THE AGREEMENT AND TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT, A COPY OF WHICH IS ATTACHED, AND MADE PART OF AND INCORPORATED INTO THIS RESOLUTION BY THIS REFERENCE, WITH DANIA ENTERTAINMENT CENTER, LLC (DEC) FOR THE MAINTENANCE OF FRONTON BOULEVARD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, RESOLUTION, EXHIBIT B , EXHIBIT D



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

THRU: Robert Baldwin, City Manager

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

SUBJECT: Road Maintenance Agreement for Fronton Boulevard Improvements

BACKGROUND:

DANIA ENTERTAINMENT CENTER, LLC (“DEC”) is the owner of real property located in the City on which is located the “Dania Jai Alai” pari-mutuel facility (the “Property”). The City is the owner of certain right-of-way known as Fronton Boulevard that is located immediately west of the Property between Dania Beach Boulevard and N.E. 2nd Street, as described and identified in Exhibit B of the proposed Road Maintenance Agreement (the “Road Maintenance Agreement”).

Previously, DEC and the City entered into a Second Amended and Restated Development Agreement dated November 6, 2014 and approved by Resolution No. 2014-072 for the renovation, expansion and redevelopment of the Property. Subsequently, the parties entered into an Amendment to the Second Amended and Restated Development Agreement dated November 20, 2015 and approved by Resolution No. 2015-117 (the “Development Agreement”) which approved a revised DEC Capital Improvement Plan.

1. The Development Agreement provides for certain improvements to be undertaken by DEC within the Fronton Boulevard right-of-way (the “Fronton Boulevard Improvements”), which DEC has constructed and installed. The Development Agreement further provides that DEC and the City shall enter into an agreement to ensure the continued maintenance of the Fronton Boulevard Improvements: The City hereby agrees to perform the normal and customary maintenance and repair of Fronton Boulevard, including the maintenance, repair and replacement, as needed, of all landscaping, irrigation, lighting, curbs, drainage systems,

pavement markings, traffic and directional signage within Fronton Boulevard, which includes the medians, in compliance with the City's Code of Ordinances or such other state, federal or local regulations, if applicable, and keeping Fronton Boulevard in a good and safe condition.

RECOMMENDATION:

The attached proposed Road Maintenance Agreement satisfies the requirements set forth within the Development Agreement and provides for the continued maintenance of the Fronton Boulevard Improvements constructed and installed by DEC. Staff recommends execution of the Agreement.

RESOLUTION NO. 2017-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A ROAD MAINTENANCE AGREEMENT AND ANY ADDITIONAL DOCUMENTS PERTAINING TO THE AGREEMENT AND TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT, A COPY OF WHICH IS ATTACHED, AND MADE A PART OF AND INCORPORATED INTO THIS RESOLUTION BY THIS REFERENCE, WITH DANIA ENTERTAINMENT CENTER, LLC (DEC) FOR THE MAINTENANCE OF FRONTON BOULEVARD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach, Florida (the “City”) and Dania Entertainment Center, LLC (“DEC”) entered into a Second Amended and Restated Development Agreement dated November 6, 2014 and approved by Resolution No. 2014-072; and

WHEREAS, DEC and the City entered into an Amendment to the Second Amended and Restated Development Agreement dated November 20, 2015 and approved by Resolution No. 2015-117 (the “Development Agreement”) which approved a revised DEC Capital Improvement Plan attached to the Development Agreement as Exhibit “D”; and

WHEREAS, the Development Agreement provides for certain improvements to be undertaken by DEC within the Fronton Boulevard right-of-way (the “Fronton Boulevard Improvements”); and

WHEREAS, pursuant to the Development Agreement DEC has constructed and installed the Fronton Boulevard Improvements; and

WHEREAS, the Development Agreement further provides that DEC and the City shall enter into an agreement necessary to provide for the continued maintenance of the Fronton Boulevard Improvements;

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

Section 2. That the City Commission approves the execution of the Road Maintenance Agreement, a copy of which is attached as Exhibit “A”, and made a part of and

incorporated into this Resolution by this reference, for the continued maintenance of the Fronton Boulevard Improvements.

Section 3. That the appropriate City officials including the Mayor, City Manager and City Attorney are authorized to execute the Road Maintenance Agreement and any additional documents pertaining to the Road Maintenance Agreement and to take all action necessary to implement the terms and conditions of the Road Maintenance Agreement.

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 February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

This Instrument Prepared by:

Janna P. Lhota, Esquire

Holland & Knight LLP

515 East Las Olas Boulevard, Suite 1200

Fort Lauderdale, Florida 33301

ROAD MAINTENANCE AGREEMENT

THIS ROAD MAINTENANCE AGREEMENT ("Agreement") is made and entered into as of _____, 2017, by and between DANIA ENTERTAINMENT CENTER, LLC, a Delaware limited liability company (hereinafter referred to as “DEC”) and the CITY OF DANIA BEACH, a Florida municipal corporation (the “City”).

RECITALS

WHEREAS, DEC is the owner of certain real property located in the City on which is located a pari-mutuel facility which real property is more particularly described in Exhibit A attached hereto and commonly known as the “Dania Jai Alai” (hereinafter referred to as the “Property”); and

WHEREAS, the City is the owner of certain right-of-way known as Fronton Boulevard that is located immediately west of the Property between Dania Beach Boulevard and N.E. 2nd Street, as more particularly described in Exhibit B; and

WHEREAS, DEC and the City entered into a Second Amended and Restated Development Agreement dated November 6, 2014 and approved by Resolution No. 2014-072 for the renovation, expansion and redevelopment of the Property; and

WHEREAS, DEC and the City entered into an Amendment to the Second Amended and Restated Development Agreement dated November 20, 2015 and approved by Resolution No. 2015-117 (the "Development Agreement") which approved a revised DEC Capital Improvement Plan attached to the Development Agreement as Exhibit "D"; and

WHEREAS, the Development Agreement provides for certain improvements to be undertaken by DEC within the Fronton Boulevard right-of-way (the "Fronton Boulevard Improvements"); and

WHEREAS, pursuant to the Development Agreement DEC has constructed and installed the Fronton Boulevard Improvements; and

WHEREAS, the City and DEC have agreed upon the replacement of the plant material located at the terminus of the landscape medians within Fronton Boulevard by the City to a plant species that is more conducive to the South Florida environment, the cost of which will be paid by DEC; and

WHEREAS, the Development Agreement further provides that DEC and the City shall enter into an agreement to ensure the perpetual maintenance of the Fronton Boulevard Improvements.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained in this Agreement, the sufficiency and adequacy of which are hereby acknowledged by the parties hereto, the parties to this Agreement do hereby agree as follows

1. Recitals. The foregoing recitations contained in the "Whereas Clauses" are true and correct and are hereby incorporated herein by this reference. All exhibits to this Agreement are hereby deemed a part thereof.

2. Maintenance by the City. Subject to reimbursement from DEC as provided in Paragraph 3 of this Agreement, the City hereby agrees to perform, or cause to be performed, the normal and customary maintenance and repair of Fronton Boulevard, including the maintenance, repair and replacement, as needed, of all landscaping, irrigation, lighting, curbs, drainage systems, pavement markings, traffic and directional signage within Fronton Boulevard, which includes the medians, in compliance with the City's Code of Ordinances or such other state, federal or local

regulations, if applicable, and keeping Fronton Boulevard in a good and safe condition. Both the City and DEC acknowledge that the maintenance obligations covered by this Agreement and any reimbursement therefor are not intended to include any water and sewer facilities or other underground utilities located within Fronton Boulevard.

3. Reimbursement to City by DEC.

a. **Road Resurfacing Fund** – DEC agrees to pay to the City by October 1st of each year a total amount of \$3,333.00, which funds shall be placed into a segregated account and held by the City for the future resurfacing and restriping of Fronton Boulevard.

b. **On-going Maintenance** – DEC agrees to pay the City by October 1st of each year \$26,667.00, which sum represents the costs associated with the customary and reasonable maintenance and repair of Fronton Boulevard as provided for in Paragraph 2 above. An itemized breakdown of the costs is outlined in Exhibit C attached hereto.

c. **Plant Replacement** – DEC shall pay to the City within ten (10) business days following approval and execution of this Agreement \$9,976.40, which sum represents the one-time payment to the City for the cost of the plant material and related installation required to replace the existing landscaping located within the terminal islands of the medians located within Fronton Boulevard and as depicted in Exhibit D attached hereto.

4. Repairs.

a. **Non-Emergency Repairs by the City** – In the event a non-emergency repair is required to be performed to Fronton Boulevard that is not contemplated or included within the on-going maintenance provided for by Paragraph 3.b above, the City shall provide notice and a detailed itemization of the repairs required and a good faith estimate of the costs associated with the non-emergency repair to DEC as provided herein. DEC shall have ten (10) business days to review the repairs and costs associated with proposed non-emergency repairs (the “Review Period”). Unless DEC raises an objection to the work to be performed or the costs associated within the non-emergency repairs by the end of the Review Period, any objection shall be deemed waived. DEC shall reimburse the City within thirty (30) days of receipt of any invoice from the City upon the completion of the work.

b. **Emergency Repairs by the City** – In the event an emergency repair is required to be performed to Fronton Boulevard, the City shall immediately proceed to perform the necessary work. An “emergency repair” is defined as work that is required to be performed on an emergency basis due to an imminent threat to the safety of the traveling public. The City shall send notice of the emergency repair and the customary and reasonable costs associated thereto to DEC within thirty (30) days after the work is performed and DEC shall reimburse the City within thirty (30) days following receipt.

5. Event of Default and Remedies. If either party defaults in the performance of any obligation imposed under this Agreement and does not commence to cure such default within

thirty (30) days following written notice, and, thereafter, diligently pursue such cure to completion. Either party shall have the right to pursue any remedies available at law or in equity.

6. Notices. All notices to be given hereunder shall be in writing and personally delivered or sent by registered or certified mail, return receipt requested, or delivered by an air courier service utilizing return receipts to the parties at the following addresses (or to such other or further addresses as the parties may designate by like notice similarly sent) and such notices shall be deemed given and received for all purposes under this Agreement three (3) business days after the date same are deposited in the United States mail, if sent by registered or certified mail, or the date actually received if sent by personal delivery or air courier service, except that notice of a change in address shall be effective only upon receipt.

If to DEC: Mr. Scott Savin
 Dania Entertainment Center, LLC
 301 East Dania Beach Boulevard
 Dania Beach, FL 33009
 Email: ssavin23@gmail.com

With copy to:

Janna P. Lhota, Esq.
Holland & Knight LLP
515 East Las Olas Boulevard
Suite 1200
Fort Lauderdale, FL 33301
Email: janna.lhota@hklaw.com

If to City: Mr. Robert Baldwin
 City Manager
 City of Dania Beach
 100 W. Dania Beach Boulevard
 Dania Beach, Florida 33004
 Email: rbaldwin@ci.dania-beach.fl.us

With copy to:

Thomas J. Ansbro, Esq.
City Attorney
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004
Email: tansbro@ci.dania-beach.fl.us

7. Term. This Agreement shall have a duration of twenty (20) years and shall be extended automatically for five (5) year increments unless terminated by the City.

8. Entire Agreement. This Agreement constitutes the entire understanding and agreement between the parties and supersedes all prior negotiations and agreements between them with respect to all or any of the matters contained herein.

9. Amendment. This Agreement may be amended by the parties hereto only upon the execution of a written amendment or modification signed by the parties and recorded amongst the public records of Broward County, Florida.

10. Waivers. Any failures or delays by either party in asserting any of its rights and remedies as to any default shall not constitute a waiver of any other default or of any such rights or remedies.

11. Assignment and Binding Effect. This Agreement and the rights, duties, obligations and privileges of the parties herein are assignable with the prior written consent of the City and DEC. Any assignment of this Agreement shall be recorded amongst the public records of Broward County, Florida. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties.

12. Severability. The invalidity, illegality or unenforceability of any one or more of the provisions of this Agreement shall not affect any other provision of this Agreement, but this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

13. Parties to Agreement. This is an agreement solely between the City and DEC. The execution and delivery hereof shall not be deemed to confer any rights or privileges on any person not a party hereto other than the successors or assigns of the City or DEC.

14. Venue: All legal actions arising out of or connected with this Agreement must be instituted in the Circuit Court of Broward County, Florida. The laws of the State of Florida shall govern the interpretation and enforcement of this Agreement.

15. Attorneys' Fees; Jury Trial. In the event of any controversy arising under or relating to the interpretation or implementation of this Agreement or any breach thereof, the City or DEC, as the case may be, as the prevailing party, shall be entitled to payment for all reasonable attorneys' fees, paralegals' fees, experts' fees, mediation fees and costs incurred in connection therewith both at the trial and appellate levels.

16. Recordation. This Maintenance Agreement shall be recorded in the Public Records of Broward County, Florida and DEC shall pay the cost of recording.

17. Effective Date. This Agreement shall be effective upon the later of (a) the date the Agreement is entered into by the parties, or (b) the final inspection and acceptance of the Fronton Boulevard improvements by the City and Broward County, as applicable.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

WITNESSES:

CITY

Print Name: _____

CITY OF DANIA BEACH, a Florida
municipal corporation

Print Name: _____

By: _____
Tamara James, Mayor

ATTEST:

Louise Stilson, City Clerk

Approved as to form:

Thomas Ansbro, City Attorney

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of Florida, on this, the ____ day of _____, 2017, by Tamara James, Mayor, who is personally known to me or produced _____ as identification.

Notary Public

My Commission Expires:

Typed, printed _____ Notary Public

WITNESSES:

Print Name: _____

Print Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

DEC

Dania Entertainment Center, LLC, a Delaware
limited liability company:

By: _____
Name: _____
Title: _____

The foregoing instrument was acknowledged before me, the undersigned Notary Public in
and for the State of Florida, on this, the ____ day of _____, 2017, by
_____, as _____ of Dania Entertainment Center, LLC, a Delaware limited
liability company, who is personally known to me or produced _____ as
identification.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

EXHIBIT "A"

Legal Description of Property

All of the Dania Jai Alai Plat, according to the Plat thereof as recorded in Plat Book 177, Page 170 of the Public Records of Broward County, Florida, including any areas that may be vacated or re-conveyed within or adjacent thereto to Grantor or its successors or assigns.

EXHIBIT “B”

Legal Description of Fronton Boulevard

EXHIBIT “C”

Yearly Itemized Costs for the Maintenance of Fronton Boulevard

Task Item	Annualized Cost
Landscape Maintenance	\$24,000.00
Maintenance of Drainage Systems	\$667.00
Miscellaneous Maintenance	\$2,000.00

EXHIBIT “D”

Planting Plan and Schedule for Fronton Boulevard

LEGAL DESCRIPTION – DANIA JAI-ALAI
FRONTON BOULEVARD
ROAD MAINTENANCE AGREEMENT

A parcel of land being a portion of Fronton Boulevard Right-of-Way adjacent to Parcel "A", DANIA JAI-ALAI PLAT, according to the plat thereof, as recorded in Plat Book 177, Pages 170-174, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

BEGIN at the Southwest corner of said Parcel "A";

THENCE on an assumed bearing of S 01° 30' 00" E along the Southerly projection of the West line of said Parcel "A", said line also being the Southerly projection of the East right-of-way line of Fronton Boulevard, a distance of 43.59 feet;

THENCE S 78° 44' 57" W a distance of 77.83 to a point on the arc of a non-tangent curve concave to the Northwest, a radial line of said curve through said point having a bearing of S 66° 59' 05" E;

THENCE Northerly, along the arc of said curve to the left, having a central angle of 24° 30' 53" and a radius of 24.00 feet for an arc distance of 10.27 feet to a point of tangency;

THENCE N 01° 30' 00" W a distance of 208.47 feet to a point of curvature of a tangent curve concave to the Southwest;

THENCE Northerly, Northwesterly and Westerly, along the arc of said curve to the left, having a central angle of 81° 25' 59" and a radius of 25.00 feet for an arc distance of 35.53 feet to a point on a non-tangent line;

THENCE N 01° 33' 20" W a distance of 22.92 feet to a point on the arc of a non-tangent curve concave to the Northwest, a radial line of said curve through said point having a bearing of S 09° 02' 50" E;

THENCE Easterly, Northeasterly and Northerly, along the arc of said curve to the left, having a central angle of 81° 53' 34" and a radius of 25.00 feet for an arc distance of 35.73 feet to a point of tangency;

THENCE N 00° 56' 24" W a distance of 235.30 feet to a point of curvature of a tangent curve concave to the Southwest;

THENCE Northerly, Northwesterly and Westerly, along the arc of said curve to the left, having a central angle of 95° 09' 24" and a radius of 25.00 feet for an arc distance of 41.52 feet to a point on a non-tangent line;

THENCE N 01° 33' 50" W a distance of 23.57 feet to a point on the arc of a non-tangent curve concave to the Northwest, a radial line of said curve through said point having a bearing of S 01° 34' 20" E;

THENCE Easterly, Northeasterly and Northerly, along the arc of said curve to the left, having a central angle of 89° 55' 06" and a radius of 28.00 feet for an arc distance of 43.94 feet to a point of tangency;

THENCE N 01° 29' 27" W a distance of 555.31 feet to a point of 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 48° 10' 17" and a radius of 40.00 feet for an arc distance of 33.63 feet to a point on a non-tangent line;

THENCE N 88°33'58" E a distance of 85.24 feet to the said West line of Parcel "A", said line also being the East right-of-way line of Fronton Boulevard;

THENCE S 01° 30' 00" E along the said West line of Parcel "A", a distance of 1143.02 feet to the POINT OF BEGINNING

Said lands lying in City of Dania Beach, Broward County, Florida.

NOTES:

1. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County, Florida.
2. The legal description shown hereon was prepared by Calvin, Giordano & Associates, Inc.
3. Bearings shown hereon are based upon an assumed bearing of S 01° 30' 00" E along the West line of Parcel "A" of the plat of DANIA JAI-ALAI PLAT, as recorded in Plat Book 170, Pages 170-174, Broward County Records and also being the East right-of-way line of Davie Road.
4. The description contained herein does not represent a field boundary survey.
5. This document is intended to provide for a legal description of a Road Maintenance Agreement for Fronton Boulevard.

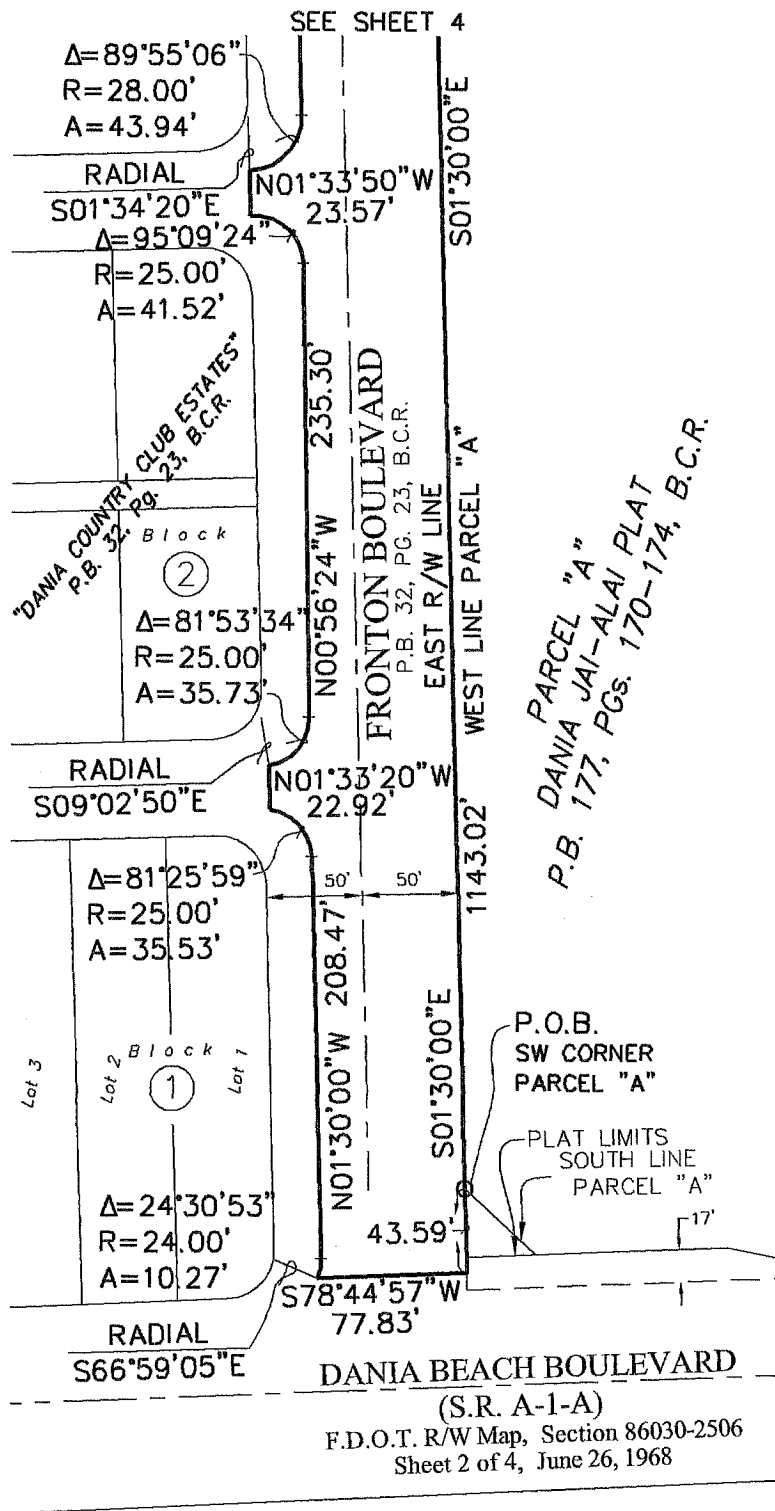
CALVIN, GIORDANO AND ASSOCIATES, INC.



Date: 3/16/2016

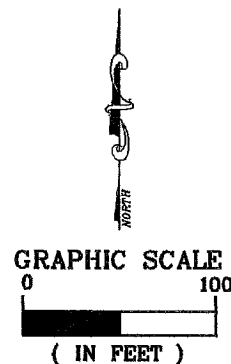
Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number PSM 4588

SKETCH AND LEGAL DESCRIPTION FRONTON BOULEVARD ROAD MAINTENANCE AGREEMENT DANIA JAI-ALAI



LEGEND:

A	Arc Length
B.C.R.	Broward County Records
Δ	Delta
L.B.	Licensed Business
O.R.B.	Official Records Book
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.B.	Plat Book
PG.	Page
R	Radius
R/W	Right-of-Way
SQ.FT.	Square Feet



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONSSM
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 8791

**DANIA JAI-ALAI
 CITY OF DANIA BEACH
 BROWARD COUNTY, FLORIDA**

SCALE
 1"=100'

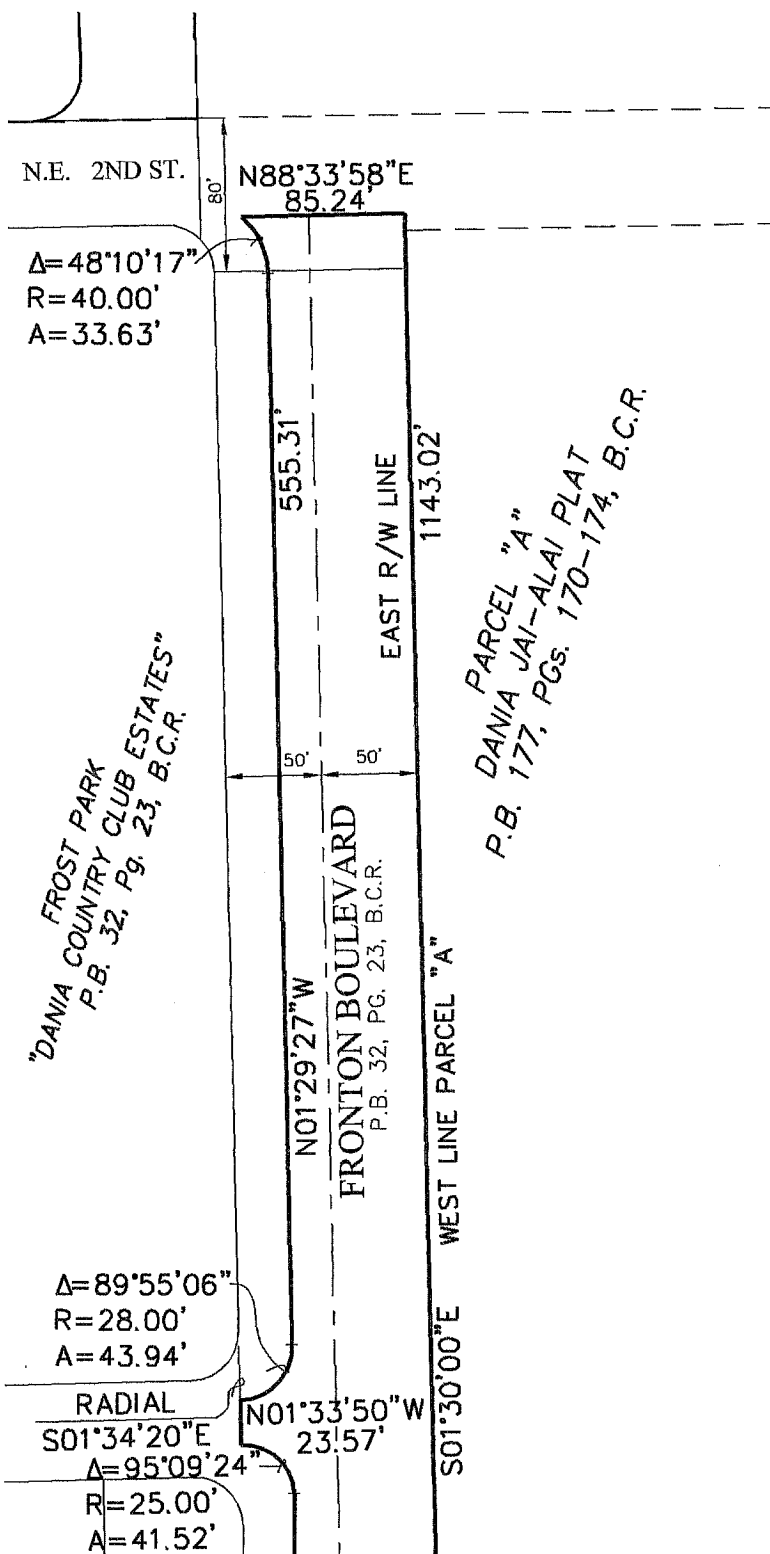
DATE
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PROJECT No.
 13-5680.4

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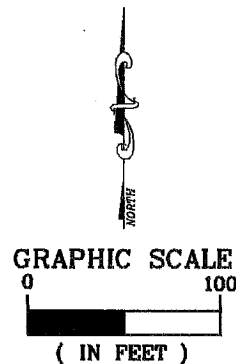
SKETCH AND LEGAL DESCRIPTION FRONTON BOULEVARD ROAD MAINTENANCE AGREEMENT DANIA JAI-ALAI



SEE SHEET 3

LEGEND:

A	Arc Length
B.C.R.	Broward County Records
Δ	Delta
L.B.	Licensed Business
O.R.B.	Official Records Book
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.B.	Plat Book
PG.	Page
R	Radius
R/W	Right-of-Way
SQ.FT.	Square Feet



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6781

DANIA JAI-ALAI
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

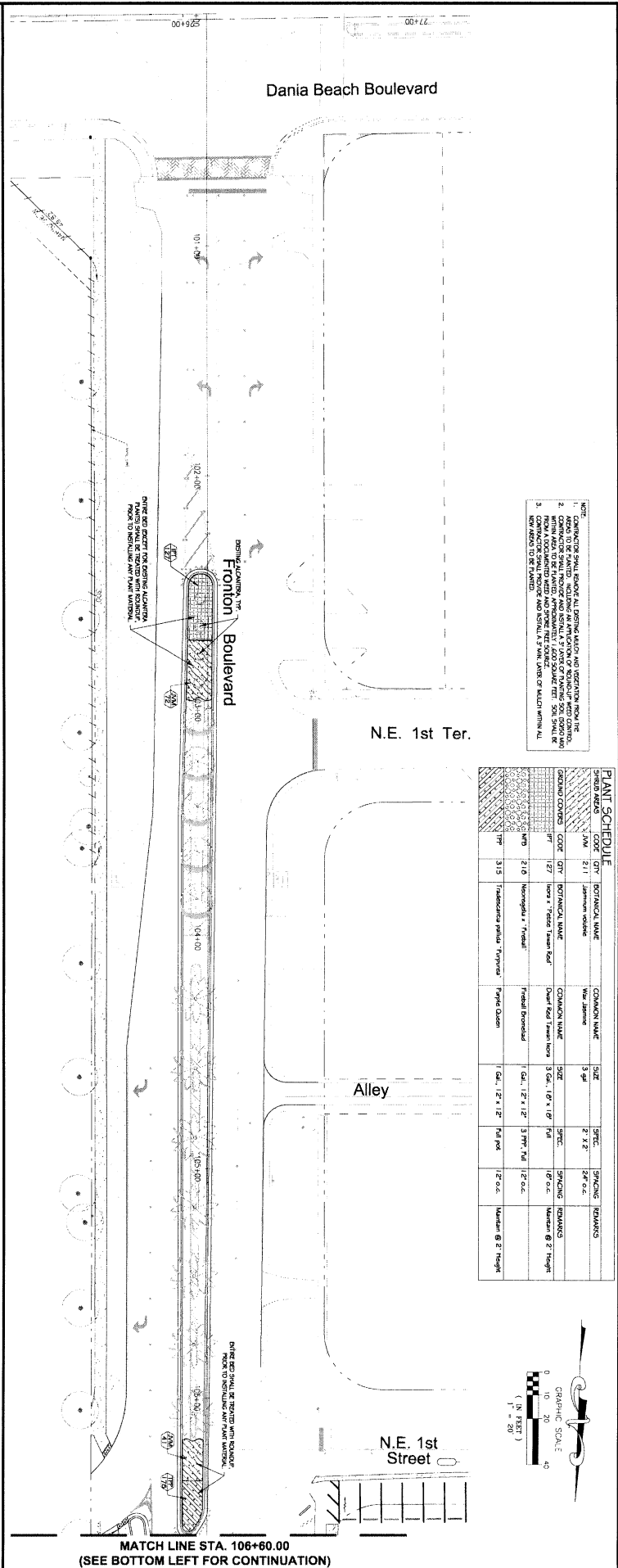
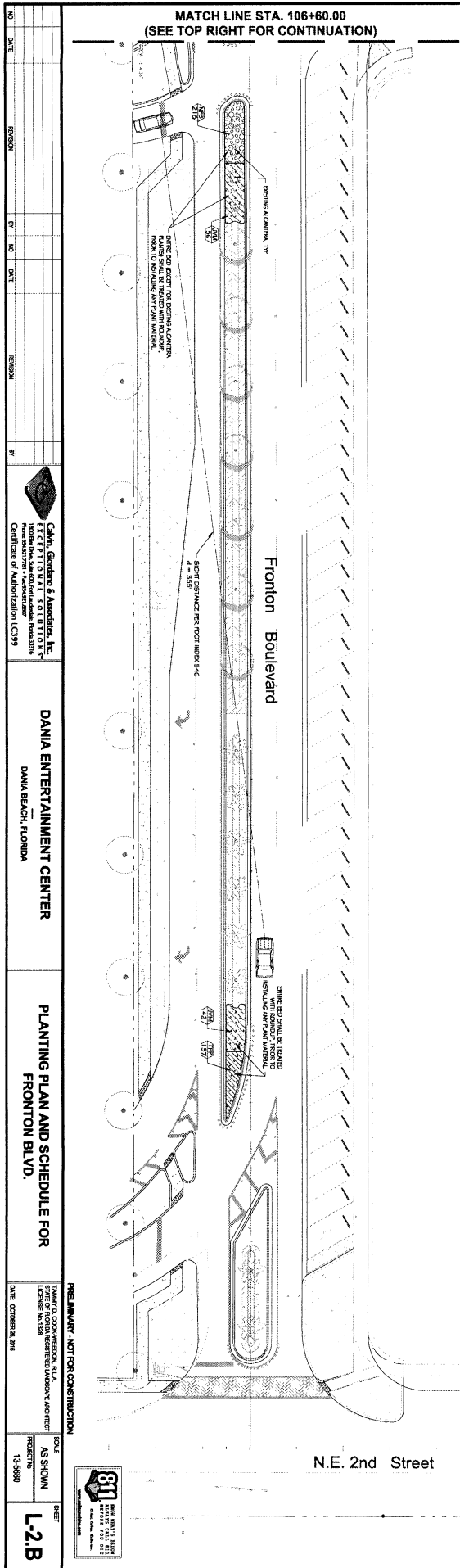
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1"=100'

DATE
03-15-16

PROJECT No.
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4



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR THE SOUTH FLORIDA REGIONAL TRANSIT ORIENTED DEVELOPMENT (SFTOD) GRANT IN CONJUNCTION WITH THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) IN THE MAXIMUM AMOUNT OF TWO HUNDRED FIVE THOUSAND DOLLARS (\$205,000.00), WHICH REQUIRES A 20% MATCH TO PROVIDE FUNDING FOR TRI-RAIL COASTAL LINK STATION AREAS TO ENHANCE IMPROVED ACCESS AND MOBILITY FOR ALL USERS, AND EXPANDED ECONOMIC DEVELOPMENT OPPORTUNITIES IN AREAS LOCATED WITHIN THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) BOUNDARIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, Resolution



100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

tel (954) 924-6801
fax (954) 921-2604
www.DaniaBeachCRA.org

DATE: February 22, 2017

TO: Robert Baldwin, City Manager

FROM: Rachel Bach, Executive Director 

RE: **SFTOD Grant Program Application**

C: Colin Donnelly, Asst. City Manager
Marc Leferrier, Community Development Director

Attached please find the Request for Applications for the South Florida Transit Oriented Development Program Grant, offered by the South Florida Regional Planning Council. On February 14, 2017, the CRA Board has authorized Staff to apply for these funds to supplement and expand the scope of the current planning activities for the Downtown Master Plan. Total grant award is a maximum of \$205,000 with a required match of 20%. The CRA respectfully requests that the City join in the application and share the cost of the local match and requesting this be placed on the City Commission for the February 28, 2017 Commission Meeting.

The CRA has already budgeted funds to undertake a Downtown Master Plan, including a streetscape plan for NW 1st Avenue as well as pedestrian connectivity across the FEC and the City has recently undertaken a Downtown Infrastructure Assessment. The CRA proposes utilize funds and recent planning studies to increase the scope of work in an application to include downtown streetscape, infrastructure and evaluation and recommendations to improve land development regulations. The grant application deadline is March 10, 2017.

South Florida Transit Oriented Development (SFTOD) Grant Program

Request for Applications, Revision 1

Revised February 15, 2017

BACKGROUND AND PURPOSE

The South Florida Regional Transportation Authority (SFRTA), South Florida Regional Planning Council (SFRPC) and Treasure Coast Regional Planning Council (TCRPC) are implementing the South Florida Regional Transit Oriented Development (SFTOD) Pilot Program. (Together the planning councils will be referred to as the RPCs.)

Funding was awarded for SFTOD through the Federal Transit Administration (FTA)'s Transit-Oriented Development Planning Pilot Program, with grant-funded activities anticipated to occur between April 2017 and June 2018. All planning and related services awarded through this grant program will be provided by the TCRPC.

The goal of the FTA TOD Planning Pilot Program is to leverage significant FTA transit investments by funding planning activities along future transit corridors. The result will be transit projects that better meet the competitive criteria for federal transit funding. Activities funded will support economic development, ridership, multimodal connectivity and accessibility, increased transit access for pedestrian and bicycle traffic, and mixed use development near transit stations.

Importantly, the FTA TOD Pilot Planning Program does not fund activities that would be eligible under a Full Funding Grant Agreement or Small Starts Grant Agreement.

SFTOD will fund planning activities around potential station areas that have been identified on that portion of the planned Tri-Rail Coastal Link (TRCL) corridor located on the FEC rail corridor. The TRCL corridor runs along the Florida East Coast (FEC) rail corridor from Jupiter to downtown Miami (see Tri-Rail System Map on page 2).

The SFTOD activities will build on the regional Seven50 planning work previously funded by HUD and the Southeast Florida Regional Partnership, which was finalized in 2014. Southeast Florida adopted a "Region in Motion" vision for the future, which accommodates strong future growth along a network of high quality places connected by premium transit. The TRCL line is viewed as the backbone of this network.

Additionally, the work will build on the 2013 TRCL Station Area Market and Economic Analysis and Station Area Opportunities documents. These documents provide a detailed snapshot of capacity of the potential TRCL stations for new jobs, housing, and commercial development.

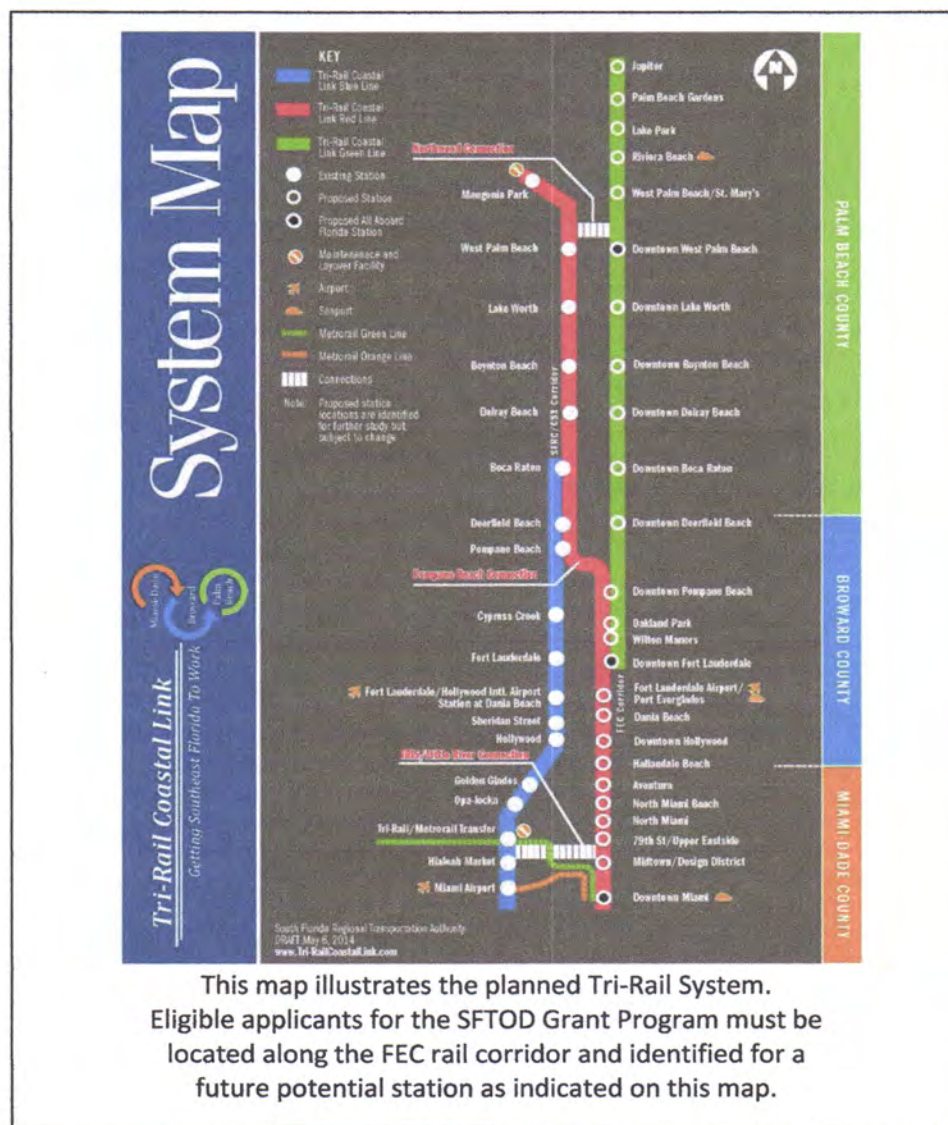
Local communities may have additional applicable plans and reports to reference during the planning process.

PROGRAM GOAL

The goal of all station area planning work is to create TRCL station areas with a sustainable mix of land uses, improved access and mobility for all users, expanded economic development opportunities, and a regulatory framework ready to implement TOD.

ELIGIBLE APPLICANTS:

Local Governments (e.g., cities, towns, villages, counties), Community Redevelopment Agencies, or groups of two or more eligible applicants (e.g., a local government and a community redevelopment agency) with potential TRCL stations as identified on the TRCL Corridor Map.



This map illustrates the planned Tri-Rail System. Eligible applicants for the SFTOD Grant Program must be located along the FEC rail corridor and identified for a future potential station as indicated on this map.

ELIGIBLE TRCL STATION AREA PROJECTS:

- Station Area Master Plans: Master plans are used to guide and manage development and redevelopment within a station area or along a transit corridor, integrating the transit facilities and mobility improvements into municipal or county land use plans. Developed through a public planning process, these plans would include an evaluation of existing, planned, and potential development activity surrounding a potential TRCL station; market feasibility and economic analysis; multi-modal transportation improvements (e.g., transit, roadway, bicycle, pedestrian, other); land use patterns; infill development and redevelopment; urban design; streetscape and beautification improvements; public open spaces; and recommended implementation mechanisms. These plans are realistic, based on current and future market conditions, community preferences, and feedback from the development sector. If your community has an existing station area master plan, but it is more than five years old and does not reflect current market conditions, the SFTOD grant can be an appropriate funding mechanism to help your community update the plan, focusing on updating the market assessment, development program, and implementation strategies.
- Local Land Development Regulations & Zoning Codes: Clearly-defined land control regulations provide predictability and minimize uncertainty for residents and developers. They can also reduce the need for variances and special use approvals while establishing community standards for design, form, scale, and character. Additionally, transit-supportive standards can minimize administrative confusion by outlining all regulations, requirements, and guidelines in a manner that can be globally understood. Potential outcomes could include a streamlined development review process and mechanisms to make investing in the community more attractive to potential developers and other investors with clearly defined land control regulations. Parking standards can also be produced through regulatory work. For communities that have existing station area master plans for potential TRCL stations, the SFTOD grant can provide funding assistance for the development and adoption of one of the following TOD-supportive regulatory documents:
 - Station Area TOD Land Development Regulations/Zoning Codes
 - Station Area TOD Overlay Zoning Regulations
- Station Area Comprehensive Plan Amendments: As required by state statutes, comprehensive plans establish a long-term vision for a community and provide a policy framework intended to help the community achieve that vision and community goals. Well-defined comprehensive plans also provide predictability for residents, property owners, and developers while minimizing uncertainty. Comprehensive plans allow communities to evaluate and anticipate development

impacts by addressing land use, transportation, housing, economic development, infrastructure, stormwater, environmental conditions, and historic preservation. Other considerations within comprehensive plan amendments could include stormwater management, sea level rise, green infrastructure, reduced carbon footprints, and design guidelines to improve health, and walkability. For communities that have existing station area master plans for potential TRCL stations, the SFTOD grant can provide funding assistance for development and adoption of TOD-supportive Comprehensive Plan amendments.

AVAILABLE FUNDING

A total of \$860,000 is available through the SFTOD program to fund eligible station area planning activities. A maximum of \$205,000 may be awarded to an individual recipient for a station area planning activity. All planning and related services awarded through this grant program will be provided by the TCRPC.

MATCHING REQUIREMENTS

A local cash match of not less than 20% of the total grant funds requested shall be provided from a non-Federal source. Additionally, applicants should indicate if the funds requested will help leverage other funding to provide a larger economic and development impact. These can include, but are not limited to, investments or financial commitments made by private, municipal, state, federal, or non-governmental organizations.

OPTIONAL INFORMATION SESSIONS

To help inform potential applicants about the SFTOD grant program, three optional information sessions have been scheduled, one each in Miami-Dade, Broward, and Palm Beach counties. Each information session will include the same information, and potential applicants may attend any or all sessions. Attendance at an information session is optional for applicants.

OPTIONAL INFORMATION SESSIONS	
DATE/TIME	LOCATION
February 21, 2017 Tuesday, 2 PM	West Palm Beach City Hall Flagler Gallery (1 st Floor) 401 Clematis Street West Palm Beach, FL 33401
February 23, 2017 Thursday, 10 AM	South Florida Regional Planning Council SFRPC Conference Room 3440 Hollywood Boulevard, Suite 140 Hollywood, FL 33021
February 23, 2017 Thursday, 2 PM	Public Utilities Building 2 nd Floor Conference Room 17050 NE 19 th Avenue North Miami Beach, FL 33162

APPLICATION DEADLINE

All application materials must be transmitted by Friday, March 10, 2017 at 5 PM to:

Treasure Coast Regional Planning Council
421 SW Flagler Avenue
Stuart, FL 34994

APPLICATION PROCESS TIMELINE

DATE	ACTION	
February 6, 2017	Request for Applications Released	
Week of February 22, 2017	Optional Information Sessions for Interested Applicants:	
	February 21, 2017 2 PM	West Palm Beach City Hall Flagler Gallery (1 st Floor) 401 Clematis Street West Palm Beach, FL 33401
	February 23, 2017 10 AM	South Florida Regional Planning Council SFRPC Conference Room Venture Corporate Center 3440 Hollywood Blvd, #140 Hollywood, FL 33021
	February 23, 2017 2 PM	North Miami Beach City Hall 2 nd Floor Conference Room 17050 NE 19 th Avenue North Miami Beach, FL 33162
March 10, 2017 5 PM	Applications due via email to: admin@tcrpc.org	
Week of March 13, 2017	Application review; applicants contacted for additional information if needed	
Week of March 20, 2017	Project Selection Committee Review/Ranking of Applications All Applicants Notified	
March 31, 2017 5 PM	Selected Applicants Provide Documentation of Matching Funding Commitment	
April 21, 2017	TCRPC Board Review of Recommended Projects Funding Allocations Successful Applicants Notified	
May 2017 – June 2018	Project Implementation	

APPLICATION REQUIREMENTS

A completed application shall include the following:

- ☐ Letter of Support from Local Government authorizing application submittal and indicating cash match commitment
- ☐ Completed SFTOD Application Form
- ☐ Project Location Map
- ☐ Project Description Narrative addressing Scoring Criteria (maximum of five (5) pages)

All application materials shall be transmitted electronically in a PDF format to admin@tcrpc.org.

SFTOD SCORING CRITERIA

CRITERIA	MAXIMUM POINTS AWARDED
<u>Location:</u> Within a half mile of a potential TRCL Station	n/a
<u>Eligible Applicants:</u> Local Governments, Community Redevelopment Agencies, or groups of two or more eligible applicants, with potential TRCL stations.	n/a
<u>Eligible Projects:</u> The goal of the planning assistance is to create station areas with a sustainable mix of land uses, improved access and mobility for all users, expanded economic development opportunities, and a regulatory framework ready to implement TOD. Work that leads to TOD implementation will be prioritized. Based on local needs, planning work to create likely future TOD opportunities may include but not be limited to the following: • Station Area Master Plans • Station Area TOD Land Development Regulations or Zoning Codes • Station Area TOD Overlay Zoning Regulations • Station Area Comprehensive Plan Amendments	n/a
<u>Project Description Narrative (maximum 5 pages):</u> The applicant should describe how the proposed project meets one or more of the SFTOD project goals as described below:	n/a
<u>Sustainable Land Use Mix:</u> More competitive applications will include justification of need or documentation of the community's experience planning for or implementing mixed-use land use, zoning, districts, or development	20 points
<u>Improved Access and Mobility for All Users:</u> Applications should include justification of need or documentation of the transit, bicycle, pedestrian, and vehicular planning and improvements within station area and immediate vicinity	20 points
<u>Expanded Economic Development Opportunities:</u> Applications should include descriptions of existing economic conditions in station area, development trends, and land ownership patterns, and pending development projects within the station area	20 points
<u>Leverages Other Funding:</u> A local match of non-Federal funds will enhance rating for this category by demonstrating the applicant's vested interest in the success of the project. A cash match of not less than 20% shall be required.	20 points
<u>Development Readiness:</u> The applicant should provide a realistic project schedule or timeline that includes, but is not limited to, the amount of time needed to implement the proposed planning work.	10 points
<u>Demonstrated Local Support:</u> The applicant will provide a letter or resolution authorizing the designated officer of the applicable unit of government to apply for the grant.	10 points

SFTOD APPLICATION FORM

Name of Project:	
Jurisdiction & County:	
Closest Planned TCRL Station:	
Name of Applicant(s):	
Mailing Address:	
Email Address:	
Phone Number:	
Type of Project (check one):	☐ Station Area Master Plan ☐ Station Area TOD Land Development Regulations or Zoning Code ☐ Station Area TOD Overlay Zoning Regulations ☐ Station Area Comprehensive Plan Amendments
Required Attachments	☐ Location Map ☐ Project Description Narrative (maximum of five pages) that explains how project addresses the following three criteria: ○ Sustainable Land Use Mix ○ Improved Access and Mobility for All Users ○ Expanded Economic Development Opportunities ☐ Statement on Agency Letterhead (1) authorizing application to be submitted, and (2) committing to a funding match of not less than 20% from a non-federal source ☐ Project Implementation Schedule (maximum of one page)

RESOLUTION NO. 2017-017

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR THE SOUTH FLORIDA REGIONAL TRANSIT ORIENTED DEVELOPMENT (SFTOD) GRANT IN CONJUNCTION WITH THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) IN THE MAXIMUM AMOUNT OF TWO HUNDRED FIVE THOUSAND DOLLARS (\$205,000.00), WHICH REQUIRES A 20% MATCH TO PROVIDE FUNDING FOR TRI-RAIL COASTAL LINK STATION AREAS TO ENHANCE IMPROVED ACCESS AND MOBILITY FOR ALL USERS, AND EXPANDED ECONOMIC DEVELOPMENT OPPORTUNITIES IN AREAS LOCATED WITHIN THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) BOUNDARIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the SFTOD GRANT is being funded by the South Florida Regional Transportation Authority, the South Florida Regional Planning Council and the Treasure Coast Planning Council between April 2017 and June 2018; and

WHEREAS, the City of Dania Beach in conjunction with the Dania Beach CRA request authorization to submit an application for the SFTOD grant, in an amount not to exceed Two Hundred Five Thousand Dollars (\$205,000.00) to provide funding for future planning activities along future transit corridors in eligible areas generally described as areas located within the CRA boundaries; and

WHEREAS, the applicant must provide a resolution authorizing the City to apply for the grant and commit to a funding match of not less than twenty percent (20%); and

WHEREAS, the SFTOD Grant requires a specific twenty percent (20%) match not to exceed Forty One Thousand Dollars (\$41,000.00); and

WHEREAS, the cost of the match will be split between the CRA and the City equally in an amount not to exceed Twenty Thousand Five Hundred Dollars (\$20,500.00); and

WHEREAS, the application deadline is March 10, 2017 and awards are scheduled to be announced by April 21, 2017;

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 funding for the CRA match is available in the FY 2016-2017 CRA Professional Services Account# 106-52-02-552-31-10.

Section 3. That if awarded and accepted by the Commission funding for the City match will be appropriated from the FY 2016-2017 Commission Contingency Account #001-18-00-519-99-10 which has a current balance of One Hundred Thirty Seven Thousand Three Hundred Twenty Eight Dollars (\$137,328.00) leaving a remaining balance of One Hundred Sixteen Thousand Eight Hundred Twenty Eight Dollars (\$116,828.00).

Section 4. That the City Manager and City Attorney are authorized to make minor revisions to the application and 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 February 28, 2017.

ATTEST

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVE A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING IMPLEMENTATION OF MULTIMODAL IMPROVEMENTS (BICYCLE LANES AND SIDEWALKS) ALONG THE STATE ROAD A1A CORRIDOR (EAST DANIA BEACH BOULEVARD) FROM GULFSTREAM ROAD TO NORTH OCEAN DRIVE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER PROVIDING AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, Resolution



MEMORANDUM

DATE: February 28, 2017

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP, Director of Community Development 

SUBJECT: East Dania Beach Boulevard Traffic Safety and Enhancement Project

This agenda item involves approval of a City Commission Resolution in support of a Broward MPO/ FDOT roadway project for East Dania Beach Boulevard. This project was previously proposed as the "East Dania Beach Lane Elimination" project. The current proposed project is limited to the roadway section that is east of Gulfstream Road. The proposed project no longer involves the lane elimination component, but does however, include the traffic safety and enhancement component (bike lanes, new sidewalks and repaving) for East Dania Beach Boulevard from Gulfstream Road to North Ocean Drive.

At the February 10, 2015 meeting, the City Commission approved a resolution expressing the City's initial support for the East Dania Beach Lane Elimination project feasibility study. The study process was prepared with City, public, FDOT and MPO involvement. In addition, during the study process the City conducted two (2) public meetings regarding the project. The results of the feasibility study were submitted to the MPO and FDOT. The MPO and FDOT approved the study and has recommended the East Dania Beach Boulevard Complete Streets and Lane Elimination project for future funding and construction by the FDOT. As mentioned above, the proposed project is now limited to the segment of the roadway that is east of Gulfstream Road and does not include lane elimination.

During the original study, the MPO, FDOT and City staff met on numerous occasions to refine the project, seek alternative designs and determine the appropriate components and timing of the Lane Elimination project. During these discussions it was determined that the Lane Elimination portion of the project (removing the outside lane of the 6-lane section from NE 1st Avenue to Gulfstream Road) could be deferred at this time and the repaving, new pavement markings and signage, bike lanes and sidewalks for East Dania Beach Boulevard east of Gulfstream Road could proceed. Subsequently, the City/MPO/FDOT may pursue the lane elimination component and expand the project at a more appropriate time or possibly proceed with the addition of bike lanes on the 6-lane section at such time as the additional right-of-way dedication is obtained.

RECOMMENDATION
Approve Resolution

RESOLUTION NO. 2017-018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING IMPLEMENTATION OF MULTIMODAL IMPROVEMENTS (BICYCLE LANES AND SIDEWALKS) ALONG THE STATE ROAD A1A CORRIDOR (EAST DANIA BEACH BOULEVARD) FROM GULFSTREAM ROAD TO NORTH OCEAN DRIVE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Dania Beach, Florida wishes to balance transportation needs for motor vehicles, bicyclists, pedestrians, mass transit users, and the disabled, in its public rights-of-way; and

WHEREAS, in continuation of the City's vision to improve mobility and aesthetics along the East Dania Beach Boulevard corridor from Gulfstream Road to North Ocean Drive, the City of Dania Beach, in collaboration with the Florida Department of Transportation (FDOT) and the Broward Metropolitan Planning Organization (MPO), have defined a project along State Road A1A that fosters a walkable-bikable roadway with continuous bicycle lanes, and sidewalks (the "Project"); and

WHEREAS, on December 8, 2015 and February 10, 2015, the City Commission of the City of Dania Beach adopted Resolution Numbers 2015-153 and 2015-012 that included support of the City of Dania Beach's application to the FDOT for the "Project"; and

WHEREAS, the Broward MPO has programmed the Project in its Transportation Improvement Program (TIP); and

WHEREAS, the City of Dania Beach conducted public meetings on March 16, 2015 and April 19, 2016 and submitted the required information to the applicable agencies for the study and plan of the Project; and

WHEREAS, FDOT will coordinate with the City to design and construct the following elements as needed within the Project:

- Designated bike lanes and new or reconstructed sidewalks
- Milling and resurfacing of the roadway
- New pavement markings and signage
- Modifications to affected drainage
- Relocation/replacement of existing street lighting where affected

- Sharrows (shared lane pavement markings) over the Intracoastal Waterway Bridge to North Ocean Drive, and
- Utility coordination / relocation where affected; and

WHEREAS, as part of the Project, the City of Dania Beach has and will continue to conduct public outreach and disperse information for this Project; and

WHEREAS, if approved, the design work and construction for the Project will proceed in accordance with the MPO and FDOT's approved plans and budgets;

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

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

Section 2. The City Commission of the City of Dania Beach, Florida, supports the Project.

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

Section 4. That this Resolution shall become effective upon its passage and adoption.

PASSED and ADOPTED on February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA REMOVING THE FUNDING OBLIGATION FOR SEWER PROJECTS IN THE AMOUNT OF TWO MILLION FIVE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$2,597,500.00) AND AUTHORIZING THE RETURN OF FUNDS TO THE CITY'S SEWER FUND RESERVES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept: PUBLIC SERVICES	Acct #: 402-35-02-535-99-10	Amt: \$2,597,500,000.00
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Fund: CONTINGENCY-SEWER FUND

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, Resolution



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: February 6, 2017

SUBJECT: De-Obligating Funding for Certain Inactive Sewer Projects

In September 2013 and September 2014 respectively, the City Commission approved funding in the amount of Two Million Five Hundred Ninety Seven Thousand Five Hundred Dollars (\$2,597,500.00) for various proposed sewer projects.

Sanitary Sewer Infiltration/Inflow	-	\$ 400,000.00
Lift Station Rehabilitation Phase II (4,5,8,9,10)	-	\$1,295,000.00
Forcemain Replacement	-	\$ 902,500.00

Public Services is re-evaluating the scope, specifications and viability for these projects. Once that has been completed they will be brought back to the City Commission for approval. Specifically our lift stations will be reprioritized and the stations in need of most rehabilitation will be addressed first. The other two projects are being re-evaluated for viability and a decision will be made on those items within the next 60 days. This entire amount of \$2,597,500.00 is proposed to be reverted to the sewer contingency fund.

Public Services is currently identifying other projects and once the viability is determined on the Sanitary Sewer and Forcemain Project we will then come back to the Commission with a recommendation.

Recommendation

It is recommended that the City Commission de-obligate the above cited sewer projects and revert all unused funding to the sewer contingency fund and direct the City Manager to execute all necessary documents.

RESOLUTION NO. 2017-019

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REMOVING THE FUNDING OBLIGATION FOR SEWER PROJECTS IN THE AMOUNT OF TWO MILLION FIVE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$2,597,500.00) AND AUTHORIZING THE RETURN OF FUNDS TO THE CITY'S SEWER FUND RESERVES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in September 2013 and September 2014 respectively, the City Commission approved funding in the amount of Two Million Five Hundred Ninety Seven Thousand Five Hundred Dollars (\$2,597,500.00) for various proposed sewer projects; and

WHEREAS, the proposed projects have not come to fruition; and

WHEREAS, the Public Services Director has re-evaluated other projects in need and is seeking to eliminate the following projects and return the funding to the Sewer Fund Contingency to be allocated towards future projects to be brought forth and approved by the City Commission;

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

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

Section 2. That the City Administration is authorized and directed to amend the approved Fiscal Year 2016-2017 City Budget to eliminate the projects as follows:

Appropriation of Funds Sources / Transfer From (Resources):

Sanitary Sewer Infiltration/Inflow	402-35-25-535-63-10	(\$400,000.00)
Lift Station Rehabilitation Phase II (4,5,8,9,10)	402-35-22-535-63-10	(\$1,295,000.00)
Forcemain Replacement (Citywide)	402-35-23-535-63-10	(\$902,500.00)

Appropriation of Funds / Transfer To (Uses):

Contingency – Sewer Fund	402-35-02-535-99-10	\$2,597,500.00
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Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

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

PASSED AND ADOPTED on February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVE A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE SIDEWALK REPLACEMENT MATERIALS AND PROVIDING FOR SIDEWALK CONSTRUCTION SERVICES, INCLUDING COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (THE “ADA”) FOR A SIDEWALK IMPROVEMENT PROJECT TO BE PERFORMED BY METRO EXPRESS, INC., UNDER THE SOUTHEAST FLORIDA GOVERNMENTAL COOPERATIVE GROUP INVITATION TO BID NO. ITB 15-16-039(A), IN AN AMOUNT NOT TO EXCEED ALLOCATED DEPARTMENTAL BUDGET APPROPRIATIONS WHICH WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) IN FISCAL YEAR 2016-2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Memo, Resolution, Exhibit A



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services

DATE: February 22, 2017

RE: Approval of Agreement with Metro Express for Sidewalk Construction and Installation

Introduction and Background

The City has a need to replace public sidewalks .Funding is provided in the General Fund, Public Services, Streets Division-Repairs and Maintenance Streets Account No. 001-39-06-541-46-60 which has a current unencumbered balance of \$180,000.00 for sidewalk improvements. . Additional budgeted funds may also be utilized through various other accounts for Commission approved citywide capital project or repairs.

The Public Services Department is recommending approval to utilize the Southeast Florida Governmental Cooperative Bid ITB No. 15-16-039(A), to provide services from Metro Express not to exceed the allocated departmental budgeted appropriation. This will exceed the annual vendor threshold of \$25,000.00 for fiscal year 2016-2017 which requires Commission approval.

Recommendation

Public Services are recommending the City Commission approve a Resolution to authorize the City to enter into an agreement with to Metro Express utilizing the Southeast Florida Governmental Cooperative Group ITB 15-16-0399A) and authorize the City Manager and City Attorney to execute all necessary documents. Staff recommends approval.

RESOLUTION NO. 2017-020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE SIDEWALK REPLACEMENT MATERIALS AND PROVIDING FOR SIDEWALK CONSTRUCTION SERVICES, INCLUDING COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (THE "ADA") FOR A SIDEWALK IMPROVEMENT PROJECT TO BE PERFORMED BY METRO EXPRESS, INC., UNDER THE SOUTHEAST FLORIDA GOVERNMENTAL COOPERATIVE GROUP INVITATION TO BID NO. ITB 15-16-039(A), IN AN AMOUNT NOT TO EXCEED ALLOCATED DEPARTMENTAL BUDGET APPROPRIATIONS WHICH WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) IN FISCAL YEAR 2016-2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the scope of services for the project identified above involves the purchase of sidewalk replacement materials and is intended to provide for related sidewalk construction services, including compliance with ADA access regulations; and

WHEREAS, the City Manager has determined that it is necessary to install sidewalks within portions of the City under the City's "50/50 Program" and the ADA Compliance Program; and

WHEREAS, the City of Miami Gardens as lead agency under the Southeast Florida Governmental Cooperative Group awarded the bid on February 8, 2017 to Metro Express, Inc. via Resolution 2017-28-313, a copy of which is attached as Exhibit A; and

WHEREAS, the Director of the Public Services Department has determined that such replacement materials and sidewalk services can be purchased at the least cost to the City from Metro Express, Inc., under the Southeast Florida Governmental Cooperative Group ITB No. 15-16-039 (A), a copy of which is attached as Exhibit “B”, and made a part of and incorporated into this Resolution by this reference;

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

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

Section 2. That the City Manager is authorized to purchase sidewalk replacement and installation on an as needed basis not to exceed the allocated department budget appropriations Fiscal Year 2016-2017, from Metro Express, Inc., using available pricing under Southeast Florida Governmental Cooperative Group ITB No. 15-16-039(A) and the proper City officials are authorized to execute the contract for the work; provided, however, that no contract will become effective unless and until City officials complete their execution of it.

Section 3. That funding for this purchase was planned and is appropriated for use as part of the annual appropriation in the General Fund, Public Services, Streets Division - Repairs and Maintenance Streets Account, Account No. 001-39-06-541-46-60 which has a current unencumbered balance of One Hundred Eighty Thousand Dollars (\$180,000.00) for sidewalk improvements. Additional budgeted funds may also be utilized through various other accounts for Commission approved citywide capital project or repairs.

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

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

PASSED AND ADOPTED on February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

RESOLUTION NO. 2017-28-3133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AWARDING A BID TO METRO EXPRESS, INC., FOR SIDEWALK REPLACEMENT & INSTALLATION; AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASES ORDERS ON AN AS NEEDED BASIS NOT TO EXCEED THE ALLOCATED BUDGETED AMOUNT; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 17, 2016, ITB No. 15-16-039(A) was solicited via BidSync for sidewalk replacement and installation, and

WHEREAS, the ITB closed on November 28, 2016 and three (3) bids were received and publicly read at that time, and

WHEREAS, City Staff evaluated the bids for compliance with the specifications, and Metro Express, Inc., (the lowest bidder), and Providian Construction Group were deemed responsible and responsive to the requirements of the ITB, and

WHEREAS, Pioneer Construction Management Services, Inc., failed to submit mandatory documents and was deemed non-responsive to the requirements in the Invitation to Bid, and

WHEREAS, Metro Express, Inc., has provided services for the City in the past and their performance was deemed favorable by the Using Department, and

WHEREAS, Staff recommends the City Council award ITB No. 15-16-039(A), Sidewalk Replacement & Installation to Metro Express, Inc.,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Resolution No. 2017-28-3133

Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby awards a bid to Metro Express, Inc., for Sidewalk Replacements & Installation, and authorizes the City Manager to issue purchase orders on an as needed basis not to exceed the allocated budgeted amount.

Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON February 8, 2017.



OLIVER GILBERT, III, MAYOR

ATTEST:



RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON D. BENSON, CITY MANAGER

Moved by: HARRIS
Second by: DAVIS
VOTE: 7-0

Mayor Oliver Gilbert, III	☒ (Yes)	☐ (No)
Vice Mayor Erhabor Ighodaro, Ph.D.	☒ (Yes)	☐ (No)
Councilwoman Lisa C. Davis	☒ (Yes)	☐ (No)
Councilman Rodney Harris	☒ (Yes)	☐ (No)
Councilwoman Lillie Q. Odom	☒ (Yes)	☐ (No)
Councilwoman Felicia Robinson	☒ (Yes)	☐ (No)
Councilman David Williams Jr	☒ (Yes)	☐ (No)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 4-18, ENTITLED "HOURS OF SALE" OF CHAPTER 4, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE II, ENTITLED "OPERATION REGULATIONS" OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE HOURS THAT ALCOHOLIC BEVERAGES ARE ALLOWED TO BE SOLD FOR "ON PREMISES CONSUMPTION" AT ESTABLISHMENTS SUCH AS RESTAURANTS, NIGHT CLUBS AND LOUNGES, TO ALLOW SALES OF SUCH BEVERAGES TO BEGIN AT 7:00 A.M. INSTEAD OF NOON ON SUNDAYS; PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

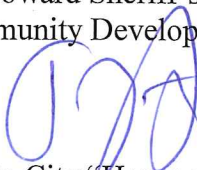
Memo, Ordinance

MEMORANDUM

Date: February 28, 2017

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

CC: Robert Baldwin, City Manager
Danny Marks, Chief of Police, Broward Sheriff's Office
Marc LaFerrier, Director of Community Development

From: Thomas J. Ansbro, City Attorney 

Subject: Proposed Separate Amendments to City "Hours of Sale" Ordinance
for Sunday Sales of Alcoholic Beverages

Attached are two proposed separate ordinances, each of which separately would change the Sunday hours of sales of alcoholic beverages. Currently, such sales can only begin at noon on Sundays. These ordinances each "roll back" that hour to 7:00 a.m. from noon so that such beverages could be sold beginning at that time on Sunday mornings. These are two separate amending ordinances: one applies to "on-premises consumption" of such beverages (such as at restaurants); the other applies to sales for "off-premises consumptions" such as from grocery stores, convenience stores and the like.

These are proposed as separate ordinances since, there was no clear consensus on the City Commission when this topic was raised by Commissioner Salvino for discussion at the January 24, 2017 City Commission meeting.

Commission consideration and discussion of these amendments is requested and adoption of one or both of the ordinances is ready for your decisions.

TJA/law

ORDINANCE NO. 2017-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 4-18, ENTITLED "HOURS OF SALE" OF CHAPTER 4, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE II, ENTITLED "OPERATION REGULATIONS" OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE HOURS THAT ALCOHOLIC BEVERAGES ARE ALLOWED TO BE SOLD FOR "ON PREMISES CONSUMPTION" AT ESTABLISHMENTS SUCH AS RESTAURANTS, NIGHT CLUBS AND LOUNGES, TO ALLOW SALES OF SUCH BEVERAGES TO BEGIN AT 7:00 A.M. INSTEAD OF NOON ON SUNDAYS; PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Article I, entitled "In General" of Chapter 4, entitled "Alcoholic Beverages", and specifically Section 4-18, "Hours of Sale", of the City Code of Ordinances, is amended as follows:

Sec. 4-18. – Hours of Sale.

- (a) No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and ~~12:00 p.m.~~ 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 2. 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 3. 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 4. That this Ordinance shall take effect on immediately following City Commission adoption.

PASSED on first reading on February 28, 2017.

PASSED AND ADOPTED on second reading on _____, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 4-18, ENTITLED "HOURS OF SALE" OF CHAPTER 4, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE II, ENTITLED "OPERATION REGULATIONS" OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE HOURS THAT ALCOHOLIC BEVERAGES ARE ALLOWED TO BE SOLD FOR "OFF PREMISES CONSUMPTION" FROM ESTABLISHMENTS SUCH AS GROCERY STORES, CONVENIENCE STORES, MINI MARTS AND GAS STATIONS, TO ALLOW SALES OF SUCH BEVERAGES TO BEGIN AT 7:00 A.M. INSTEAD OF NOON ON SUNDAYS; PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

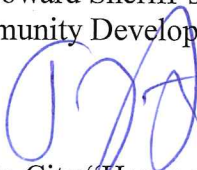
Memo, Ordinance

MEMORANDUM

Date: February 28, 2017

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

CC: Robert Baldwin, City Manager
Danny Marks, Chief of Police, Broward Sheriff's Office
Marc LaFerrier, Director of Community Development

From: Thomas J. Ansbro, City Attorney 

Subject: Proposed Separate Amendments to City "Hours of Sale" Ordinance
for Sunday Sales of Alcoholic Beverages

Attached are two proposed separate ordinances, each of which separately would change the Sunday hours of sales of alcoholic beverages. Currently, such sales can only begin at noon on Sundays. These ordinances each "roll back" that hour to 7:00 a.m. from noon so that such beverages could be sold beginning at that time on Sunday mornings. These are two separate amending ordinances: one applies to "on-premises consumption" of such beverages (such as at restaurants); the other applies to sales for "off-premises consumptions" such as from grocery stores, convenience stores and the like.

These are proposed as separate ordinances since, there was no clear consensus on the City Commission when this topic was raised by Commissioner Salvino for discussion at the January 24, 2017 City Commission meeting.

Commission consideration and discussion of these amendments is requested and adoption of one or both of the ordinances is ready for your decisions.

TJA/law

ORDINANCE NO. 2017-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 4-18, ENTITLED "HOURS OF SALE" OF CHAPTER 4, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE II, ENTITLED "OPERATION REGULATIONS" OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE HOURS THAT ALCOHOLIC BEVERAGES ARE ALLOWED TO BE SOLD FOR "OFF PREMISES CONSUMPTION" FROM ESTABLISHMENTS SUCH AS GROCERY STORES, CONVENIENCE STORES, MINI MARTS AND GAS STATIONS, TO ALLOW SALES OF SUCH BEVERAGES TO BEGIN AT 7:00 A.M. INSTEAD OF NOON ON SUNDAYS; PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Article I, entitled "In General" of Chapter 4, entitled "Alcoholic Beverages", and specifically Section 4-18, "Hours of Sale", of the City Code of Ordinances, is amended as follows:

Sec. 4-18. – Hours of Sale.

- (a) No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 12:00 p.m. except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and ~~12:00 p.m.~~ 7:00 a.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m.
- • •

Section 2. 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 3. 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 4. That this Ordinance shall take effect on immediately following City Commission adoption.

PASSED on first reading on February 28, 2017.

PASSED AND ADOPTED on second reading on _____, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AMENDING CHAPTER 28 OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 105, “USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS” CONCERNING PARKING OF AIRBOATS; AMENDING ARTICLE 302, “DETAILED USE REGULATIONS,” TO ADDRESS CONVENIENCE STORES; AMENDING ARTICLE 215, “SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE,” TO ADDRESS ENCROACHMENTS AND SETBACKS; AMENDING ARTICLE 265, “OFF-STREET PARKING REQUIREMENTS,” TO ADDRESS DRIVEWAY SEPARATION REQUIREMENTS; AMENDING ARTICLE 825, “TREE PRESERVATION,” REGARDING GENERAL LICENSES AND TREE REPLACEMENT

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application, Ordinance



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

DATE: February 28, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

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

REQUEST

TEXT AMENDMENT

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

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

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

The following amendments to the Unified LDC are proposed:

1. SPECIAL PURPOSE VEHICLES

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

2. ENCROACHMENTS

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

3. ACCESSORY STRUCTURES & ENCROACHMENTS

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

4. DRIVEWAY SEPARATION

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

5. CONVENIENCE STORES

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

6. FLORIDA FRIENDLY

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

7. TREE REMOVAL/REPLACEMENT

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

8. TREE REPLACEMENT

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

9. FLORIDA FRIENDLY

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

10. SPECIMEN TREE APPRAISAL FORMULA

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

11. TREE ABUSE PENALTY

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

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

CITY COMMISSION PREVIOUS ACTION

On February 14, 2016 the City Commission heard this request and approved on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

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



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

Standard Development Application

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

Date Rec'd: _____

Petition No.: _____

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

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

Location Address: City Wide

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) _____

Address of Applicant: 100 W. Dania Beach Blvd

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

E-mail address: _____

Name of Property Owner: City Wide

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Various text Amendments to the LOC

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

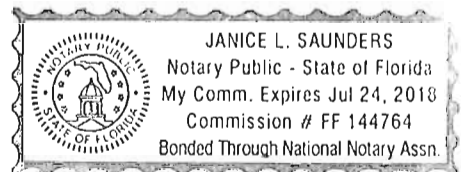
BEFORE ME THIS 13th DAY OF December, 20 16

By:

Marc LaFerrier
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Jan Saunders
(Signature of Notary Public – State of FL)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

ORDINANCE NO. 2017-005

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

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

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

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

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

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

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

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

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

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

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

Section 2. That Article 105. – "Use Regulations For Residential And Open Space Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 105. – USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS

* * *

Sec. 105-130. - Parking of recreational vehicles in residential zoning districts.

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

- (A) *Permitted locations.* All regulated vehicles shall be parked or stored as follows:
- (1) In the side yard or rear yard.
 - (2) On the driveway in the front yard in the event the side or rear yard is legally inaccessible, provided the regulated vehicle does not encroach into the public right-of-way (ex: cannot block or overhang a sidewalk, swale, alley, or travel surface). The regulated vehicle shall be oriented perpendicular to the street, except where parked on a paved circular driveway.
 - (3) In no event shall any regulated vehicle be parked in the public road right-of-way.
- (B) *Maximum height of regulated vehicles, boats and trailers.* Thirteen and one-half (13.5) feet unless parked or stored in a wholly enclosed garage, in which case there is no height limit.
- (C) *Maximum length and width of regulated vehicles, boats and trailers.* Thirty (30) feet in length and ten (10) feet in width unless parked or stored within a completely enclosed, roofed and walled permanent structure, in which case no maximum dimensions apply.
- (D) *Special purpose vehicles.* No special purpose vehicle, as defined in section 725-30, shall be permitted to be parked or stored in any residential district except within a wholly

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

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

* * *

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

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

* * *

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

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

* * *

Sec. 215-90. - Accessory structure setbacks.

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

* * *

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

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

Section 4. That Article 265, “Off-Street Parking Requirements” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 265. - OFF-STREET PARKING REQUIREMENTS

* * *

Sec. 265-160. - Separation requirements applicable to all driveways.

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

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

ARTICLE 302. - DETAILED USE REGULATIONS

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

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

* * *

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

* * *

Sec. 825-50. - Definitions.

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

* * *

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

* * *

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

* * *

Sec. 825-60. - General licenses.

* * *

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

* * *

Sec. 825-100. - Tree replacement.

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

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

* * *

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

* * *

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

* * *

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

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

* * *

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

* * *

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

Specimen Tree Appraisal Formula:

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

Explanation of formula Components:

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

2.7 is a multiplier utilized to represent installation and establishment cost

Size factor:

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

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

Health/conditions factor:

Excellent/good (no major defects) = 1.25

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

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

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

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

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

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

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

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

* * *

Sec. 825-200. - Enforcement and penalties.

* * *

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

* * *

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

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

* * *

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

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

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

PASSED on first reading on February 14, 2017.

PASSED AND ADOPTED on second reading on February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-120-16) SUBMITTED BY THE GREENSPOON MARDER LAW FIRM ON BEHALF OF THE ADJACENT PROPERTY OWNER, BK STERLING INVESTMENT, LLC, FOR VACATION OF A PORTION OF SW 18TH COURT LOCATED ON THE NORTH SIDE OF STIRLING ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,”

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Staff Report, Ordinance



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

DATE: February 28, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **VC-120-16:** The applicant, Greenspoon Marder, is requesting a vacation of the east twenty-five (25) feet of the existing fifty (50) foot Right-of-Way for SW 18 Court (FIRST READING).

VACATION REQUEST

To vacate the east twenty-five (25) feet of the existing fifty (50) foot Right-of-Way for SW 18 Court.

PROPERTY INFORMATION

ZONING: Community Business District (C-2)
LAND USE DESIGNATION: Commercial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the City's Land Development Code (LDC).

The property is located on the west side of the Burger King located at 1800 Stirling Road. In an effort to redevelop the property, the applicant has requested to vacate the east twenty-five (25) feet of the fifty (50) foot Right-of-Way for SW 18 Court. The resulting twenty-five (25) foot wide Right-of-Way is less than the fifty (50) foot minimum required by the City's Land Development Code (LDC) and will require a variance.

VACATION OF EASEMENT

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

- Comcast – 11-16-16
- Teco Peoples Gas – 11-16-16.
- Florida Power & Light – 11-16-16.
- Broward Sheriff's Office: Fire Marshal – 11-21-16.
- Dania Beach Public Services – 11-21-16.
- AT&T – 11-16-16.

VACATION CRITERIA

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

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

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

Development Review Committee (DRC)

The vacation was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division.

This vacation request will require two (2) public hearings at the City Commission.

PLANNING AND ZONING BOARD RECOMMENDATION

On February 15, 2017 the Planning and Zoning Board will hear this item. Their recommendation will be presented at the City Commission meeting.

CITY COMMISSION PREVIOUS ACTION

On January 24, 2017 the City Commission waived the replatting requirements resulting from the vacation request.

RECOMMENDATION

The Vacation request meets the criteria identified in the Land Development Code (LDC). Recommend approval of the vacation Ordinance in first reading.



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

*To: Melibe.Thomas@kimley-horn.com; Linda@struttconsulting.com;
Dennis.mele@gmlaw.com*

From: mwwray@daniabeachfl.gov

Date: 12/22/2016

Re: Dania Pointe Right-of-Way Vacation

PZ#: OT-120-16 - 1st Review

Dear Applicant:

*Please find attached the comments regarding your right-of-way vacation request together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, December 22nd** will be at **12:00 PM**.*

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



**AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, DECEMBER 22, 2016**

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

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Macee Wray at (954) 924-6805 x 3653 or mwrap@daniabeachfl.gov



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: November 21, 2016

PZ Log No: OT-120-16

Project: Douglas Hill Plat

Comments Due: DECEMBER 15, 2016

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

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

Department _____

Date _____



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Douglas Hill Plat

PZ Log No: OT-120-16

Plan Reviewer: LANDSCAPE

Please log your time spent on reviewing the plans.

Time spent: 0.5 hr

Rate per hour: \$100

Overtime: _____

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

Landscape Plan Review: Douglas Hill Plat

PZ Log Number: OT-120-16 Review Number: 1

Reviewer: Daniel Parobok Date: December 12, 2016



The following comments are based on a review of the plans submitted to the City on November 21st, 2016, for the property located at block 11, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. No landscape comments to be addressed at this time.

Informational notes:

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

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: November 21, 2016

PZ Log No: OT-120-16

Project: BURGER KING RIGHT-OF-WAY
VACATION

Comments Due: DECEMBER 15, 2016

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

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

FIRE - S. BROWN & Cindy Tarr
Department

12/16/16
Date

28,451.71



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: BURGER KING

PZ Log No: OT-120-16

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: .5

Overtime:

Rate per hour:

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CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

December 15, 2016

Engineering Comments

Site Plan: OT-120-167 - Douglas Hill Plat

1. No comment on proposed plat.
2. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Burger King
XXX Stirling Road
Zoning designation = C-2
FLU designation = Commercial
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704
1st Review

12-1-16

VACATION

1. Per 655-20(B) provide notarized signature of abutting property owners (Stirling Hotel Dania Beach LTD, Folio #5042334880010).
2. The proposed vacation cannot result in a public road less than 50' wide as required by the City's LDC, Section 815-30. Clarify.
3. Provide approval letter from FDOT regarding resulting roadway connection.

SITE PLAN

1. **Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant.** A comprehensive review of the site plan cannot be completed by staff until the missing information is provided. The submittal must be amended to include the following information, as required by Section 635-50 which was not provided:
 - (I) "Locations and dimensions of all existing and proposed rights-of-ways and dedications, including ultimate right-of-way lines (if applicable), easements, property lines, streets, buildings, watercourses and water bodies, pedestrian areas, and other existing physical features in or adjoining the project, and their disposition."
 - (J) "The location and dimensions of proposed setback lines."
 - (J) "The location, dimensions, bearings and curve data of proposed streets, alleys and driveways."
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 - (N) "Photometric plans."
 - (T) "All existing and proposed pedestrian walkways and bicycle paths."
 - (U) "Existing and proposed public transit routes, bus shelter locations, and easements for such shelters, and proposed layout of rights-of-way, if necessary."
 - (Y)(4) "Area devoted to vehicular use areas (roadways, aisles, parking)."
 - (Y)(9) "Minimum lot area, width and depth required and provided."
 - (Y)(10) "Minimum yard setback or specific build-to-lines required and provided."
 - (Z) "Traffic circulation and pavement marking plan (may be shown on site plan sheets)".
2. **APPLICATION:** Confirm application was properly completed, signed, and proper application fee was paid.
 - Must REZONE property prior to site plan approval – Application submitted.
 - Must AMEND DDG to include the subject site in the Master Development Plan map, the Pedestrian Connectivity Plan, the Bicycle Connectivity Plan, the Transit Plan and the Fire Access Plan prior to site plan approval.
 - FUTURE SUBMITTALS: Provide 1 collates package of all submittals including survey, floor plan, building elevations, civil, landscape and site plan, not 3 separate bundles of plans.
3. **PLATTING:** Provide letter from Broward County identifying whether this property needs to be platted or replatted.
4. **RIGHT-OF-WAY:** Identify if R-O-W dedication is required. Identify width of all adjacent ROW on survey to ensure adequate width is provided.

5. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated in Engineer's Statement identifying the number of peak trips.
6. **WATER:** Identify projected water demand for the project.
7. **SIGNS:** NOT INCLUDED IN THIS REVIEW
8. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.
9. Provide minimum bicycle parking requirements identified in Section 265-51. Identify location of the 3 bicycle parking spaces identified in the calculations on the site plan drawings.
10. **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.
11. **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
12. Must provide latest revised set of plans on disk prior to going to public hearing.
13. Provide approval letter from FDOT.
14. Must obtain statement from City Engineer stating the traffic study/statement is complete and accepted prior to public hearing.
15. Sheet C-300 delete reference to Dania Pointe Project sign at the SEC as it does not relate to this site plan and is outside the property lines of the subject property.
16. Per DDG, Section 7 #7, on Sheet C-300, provide dimensions of all drive aisles and access points.
17. Sheet C-300, property line shown on survey is not the same as property line shown on site plan. If new property liens are proposed, show both (new and proposed) on site plan.
18. Provide total account of all square footages of all uses approved in prior site plans and proposed by this site plan to ensure square footage does not exceed the maximum square footage identified for Block 1 in the DDG.
19. Per DDG, Sec. 5(E)(4) Building Colors - "The color palette of the exterior building materials shall be neutral earth tones with accent colors." Revise accordingly.
20. Per DDG, Sec. 5(G)(1) Mechanical equipment shall be screened from view. Identify location of equipment to ensure it will be screened.
21. Per DDG, Sec. 10, Provide lighting plan to ensure compliance.



COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
THURSDAY, DECEMBER 22, 2016

NAME (Please Print)	MAIL OR EMAIL	PROJECT NAME
Daniel Parobchi	daniel.parobchi@metnet.org	Dania Landscape
LT. DAN SUAREZ	DANIEL_SUAREZ@SHERIFF.ORG	BSO FIRE
FRANK ROSS	FRANK_ROSS@SHERIFF.ORG	BSO FIRE
Alina Ovalicio	alina@bricko.net	Developer Forest View
STEVEN HATZIDAKIS	SHATZIDAKIS@SYNALOUSKI.COM	FOREST VIEW REG. FACILITY
Mary Synalowski	msynalowski@synalowski.com	FOREST VIEW REG.
Guillermo Lupron	guille@EPGOWRactor.com	Forest View Est. Rec.
Marc LaFavier	m.lafavier@danabeachfl.com	CD
Rachel Bach	rbach@danabeachfl.gov	CD
Ronnie Mann	ronnie@danabeachfl.gov	DANIA BEACH
TOMMY HEATSE	TOMHEATSE@AOL.COM	DANIA BEACH
Robert Leane	Robert@LeaneLaw.com	Bea Leane
MIKE SANCHEZ	MSANCHEZ@AOL.COM	BASHA
SARAH STEWART	SARAH.STEWART@GMAIL.COM	Whispering Oaks
Daniel Lopez	Danny@baeng.us	Whispering Oaks
TONY VALE	TVALE@SHORE.COM	Whispering Oaks
BOB MOTOKAVITZ	DABOBLINK@AOL.COM	1-545 BUS CENTER
JAMES SANTIAGO	JSANTIAGO@LAINC@MAIL	805.791.3156
Karl Peterson	KBP Consulting	954.560.7103
Anne-Christine Geine	acarine@alainab	
Jonathan Haigh	jonathan.haigh@kimley-horn.com	561 845 0665 Dania Pt.
Yvonne Redding	Yvonne.Redding@GMAIL.COM	DANIA PT.
JOE DENIS	JDENIS@KIMCOREALTY.COM	DANIA POINTE
Peter Flint	pflint@kimcorealty.com	DANIA POINTE
Kevin Roberson	Kevin.roberson@kimley-horn.com	DANIA POINTE
Tara Patton	pattontr@earthlink.net	4660 NE 33rd Ave
GUSINO BELLO	gbello@Remodeling4you.com	4660 NE 33rd Ave
Alian Hidalgo	Alian@HidalgoARCHITECTS.COM	4660 NE 33rd Ave
Osvaldo Girona	osvaldogirona@hotmail.com	"



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

*To: Melibe.Thomas@kimley-horn.com; Linda@struttconsulting.com;
Dennis.mele@gmlaw.com*

From: mwray@daniabeachfl.gov

Date: 12/22/2016

Re: Dania Pointe Right-of-Way Vacation

PZ#: OT-120-16 - 1st Review

Dear Applicant:

*Please find attached the comments regarding your right-of-way vacation request together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, December 22nd** will be at 12:00 PM.*

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
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Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



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CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: November 21, 2016

PZ Log No: OT-120-16

Project: Douglas Hill Plat

Comments Due: DECEMBER 15, 2016

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- ☐ Complies with code as submitted.
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Department _____

Date _____



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Douglas Hill Plat

PZ Log No: OT-120-16

Plan Reviewer: LANDSCAPE

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Landscape Plan Review: Douglas Hill Plat

PZ Log Number: OT-120-16 Review Number: 1

Reviewer: Daniel Parobok Date: December 12, 2016



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CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: November 21, 2016

PZ Log No: OT-120-16

Project: BURGER KING RIGHT-OF-WAY
VACATION

Comments Due: DECEMBER 15, 2016

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Department

12/16/16
Date

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CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
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Project: BURGER KING

PZ Log No: OT-120-16

Plan Reviewer: FIRE

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CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

December 15, 2016

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FLU designation = Commercial
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1st Review

12-1-16

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 - (Y)(4) "Area devoted to vehicular use areas (roadways, aisles, parking)."
 - (Y)(9) "Minimum lot area, width and depth required and provided."
 - (Y)(10) "Minimum yard setback or specific build-to-lines required and provided."
 - (Z) "Traffic circulation and pavement marking plan (may be shown on site plan sheets)".
2. **APPLICATION:** Confirm application was properly completed, signed, and proper application fee was paid.
 - Must REZONE property prior to site plan approval – Application submitted.
 - Must AMEND DDG to include the subject site in the Master Development Plan map, the Pedestrian Connectivity Plan, the Bicycle Connectivity Plan, the Transit Plan and the Fire Access Plan prior to site plan approval.
 - FUTURE SUBMITTALS: Provide 1 collates package of all submittals including survey, floor plan, building elevations, civil, landscape and site plan, not 3 separate bundles of plans.
3. **PLATTING:** Provide letter from Broward County identifying whether this property needs to be platted or replatted.
4. **RIGHT-OF-WAY:** Identify if R-O-W dedication is required. Identify width of all adjacent ROW on survey to ensure adequate width is provided.

5. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated in Engineer's Statement identifying the number of peak trips.
6. **WATER:** Identify projected water demand for the project.
7. **SIGNS:** NOT INCLUDED IN THIS REVIEW
8. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.
9. Provide minimum bicycle parking requirements identified in Section 265-51. Identify location of the 3 bicycle parking spaces identified in the calculations on the site plan drawings.
10. **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.
11. **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
12. Must provide latest revised set of plans on disk prior to going to public hearing.
13. Provide approval letter from FDOT.
14. Must obtain statement from City Engineer stating the traffic study/statement is complete and accepted prior to public hearing.
15. Sheet C-300 delete reference to Dania Pointe Project sign at the SEC as it does not relate to this site plan and is outside the property lines of the subject property.
16. Per DDG, Section 7 #7, on Sheet C-300, provide dimensions of all drive aisles and access points.
17. Sheet C-300, property line shown on survey is not the same as property line shown on site plan. If new property liens are proposed, show both (new and proposed) on site plan.
18. Provide total account of all square footages of all uses approved in prior site plans and proposed by this site plan to ensure square footage does not exceed the maximum square footage identified for Block 1 in the DDG.
19. Per DDG, Sec. 5(E)(4) Building Colors - "The color palette of the exterior building materials shall be neutral earth tones with accent colors." Revise accordingly.
20. Per DDG, Sec. 5(G)(1) Mechanical equipment shall be screened from view. Identify location of equipment to ensure it will be screened.
21. Per DDG, Sec. 10, Provide lighting plan to ensure compliance.



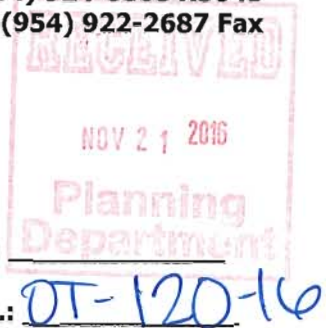
City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- ☐ Administrative Variance
☐ Land Use Amendment
☐ Plat
☐ Rezoning
☐ Site Plan
☐ Special Exception
☐ Variance
☒ Other: Right-of-way Vacation (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: SW 18th Court

Lot(s): N/A Block: N/A Subdivision: N/A

Recorded Plat Name: Douglas Hill Plat

N/A for ROW; abutting:

a portion of the

Folio Number(s): 504233090030 Legal Description: SW 18th Ct. ROW, see attached legal

Applicant/Consultant/Legal Representative (circle one) GreenspoonMarder

Address of Applicant: 200 E. Broward Blvd., Suite 1800 Fort Lauderdale, FL 33301

Linda Strutt:

Business Telephone: 954-426-4305 Home: _____ Fax: 954-725-3342

E-mail address: linda@struttconsulting.com/ dennis.mele@gmlaw.com

Name of Property Owner: BK Sterling Investment, LLC

Address of Property Owner: 48 E Flagler St. PH-101 Miami, FL 33313

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Vacate SW 18th Ct. to expand SW 18th Ave. ROW & relocate Burger King
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: 0.11 Prop. Square Footage: _____

Existing Use: road Proposed Use: parking and driveway(s)

Is property owned individually, by a corporation, association, or a joint venture? abutting owner: limited liability company

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 21 DAY OF Oct, 20 16

By:

Jorge Lerma, mg/member BE Steeling Investment LLC
(Print name of person acknowledging) (Joint owner signature if applicable)

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



MAYTE MACRAE
MY COMMISSION # FF 124421
EXPIRES: September 18, 2018
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.***

PORTION OF SW 18TH COURT RIGHT-OF-WAY VACATION APPLICATION DESCRIPTION AND JUSTIFICATION STATEMENT

The owner applicant, B.K. Sterling Investment, LLC, is requesting vacation of the eastern 25 feet of the right-of-way dedicated for SW 18th Court south of Stirling Road adjacent to Lots 14 through 17 of Block 1 of the Douglas Hill plat.

In conjunction with the Dania Pointe project, additional right-of-way will be dedicated to the City for SW 18th Avenue. This will necessitate relocating the Burger King building existing on the site. In order to accommodate the relocation, it is necessary to shift the western boundary of the site into a portion of the SW 18th Court right-of-way.

SW 18th Court to the north of this site has been vacated over time so that the right-of-way currently serves only the hotel property which abuts the road on the north and west, in addition to the Burger King site. This request would reduce the right-of-way width rather than totally abandon the road. In order to maintain some direct access to those sites for potential City use, the vacation request is limited to the eastern 25 feet.

VACATION REVIEW CRITERIA

Section 655-40(A) of the City's Code requires that an application to vacate right-of-way be reviewed in accordance with the following criteria. This narrative is intended to describe how this request addresses those criteria.

(1) *Whether the vacation will adversely affect access to neighboring properties*

SW 18th Court to the north of this site has been vacated over time so that the right-of-way currently serves only the hotel property which abuts the right-of-way on the west and north. The hotel property will have access to Stirling Road via an improved SW 18th Avenue which intersects Stirling Road at a safer distance from the I-95 on-ramp than does SW 18th Court. Moreover, this request would reduce the right-of-way width rather than totally abandon the road.

(2) *Whether the subject right-of-way or easement is needed for any public purpose*

City staff has determined that the western 25 feet of the existing right-of-way would be sufficient to serve potential public purposes for this roadway. For that reason, this vacation request is limited to the eastern 25 feet of right-of-way. All abutting properties will have access to Stirling Road via SW 18th Avenue at an improved signalized intersection. This should improve safety and traffic circulation at this location.



FILED



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

**LEGAL DESCRIPTION OF
S.W. 18th COURT RIGHT-OF-WAY VACATION
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF S.W. 18TH COURT (FORMERLY KNOWN AS FERN STREET), BEING A 50 FOOT WIDE ROAD RIGHT-OF-WAY AS SHOWN ON THE DOUGLAS HILL PLAT, RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING WITHIN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4);

THENCE S.87°34'45" W., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 219.93 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID S.W. 18TH COURT;

THENCE N.01°42'38"W., ALONG SAID CENTERLINE, A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.01°42'38"W., ALONG SAID CENTERLINE, A DISTANCE OF 193.27 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 17, BLOCK 1, OF SAID DOUGLAS HILL PLAT;

THENCE N.87°25'58"E., ALONG SAID EXTENSION, A DISTANCE OF 25.00 FEET, TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE S.01°42'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 199.14 FEET;

THENCE N.79°17'48"W., A DISTANCE OF 25.60 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.11 ACRES (4,905 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.87°34'45"W., ALONG THE SOUTH LINE SOUTHEAST ONE-QUARTER (SE. 1/4), SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

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. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

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©2016

DATE: Mar 04, 2016

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
1/11/16	DRL	RGC	N/A

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
14-8058_P15ROW

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

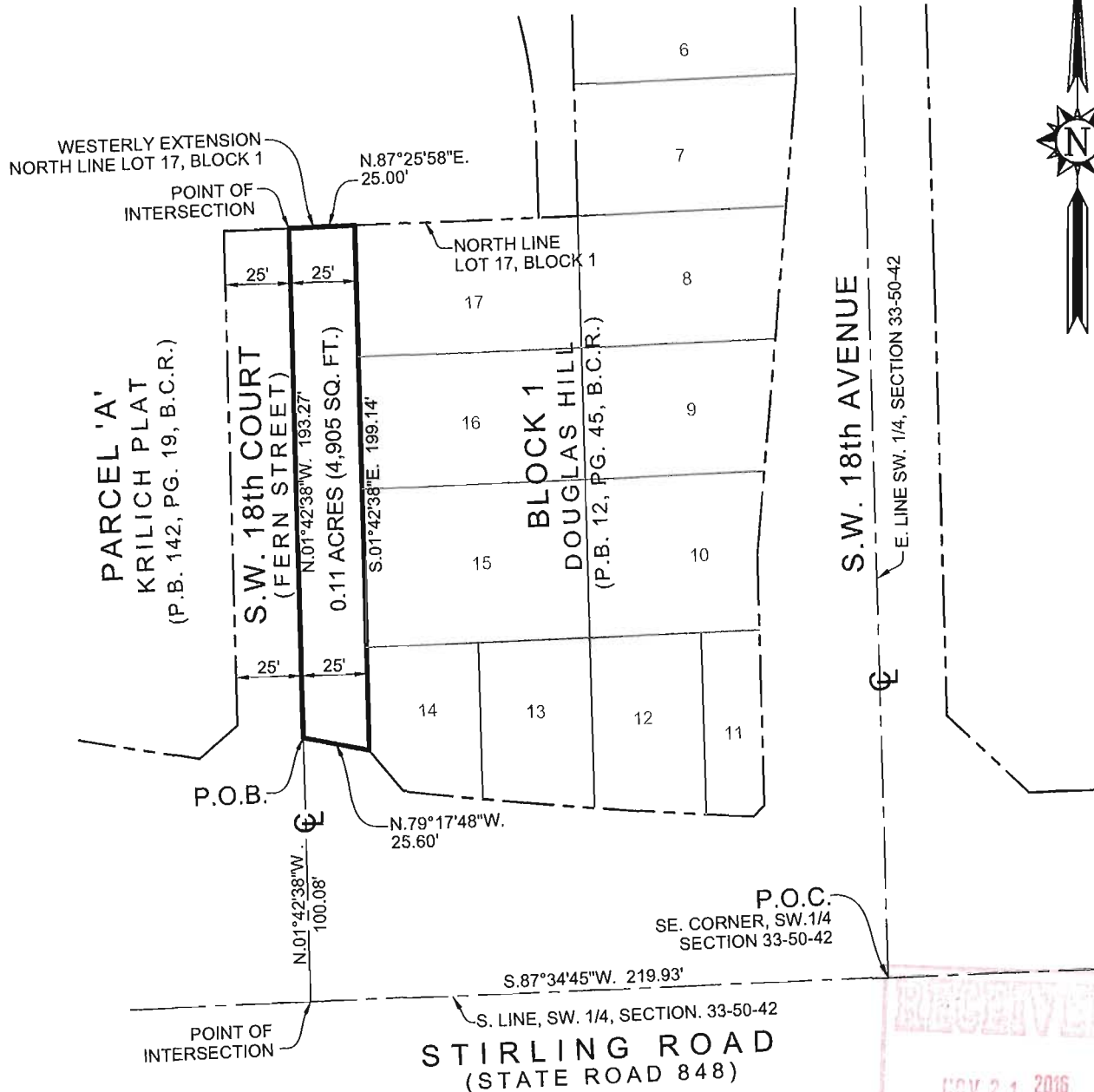
SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

SKETCH OF DESCRIPTION
S.W. 18th COURT RIGHT-OF-WAY VACATION
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
CL CENTERLINE
SQ. FT. SQUARE FEET

NOTE:

SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

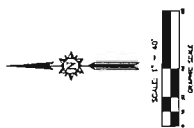
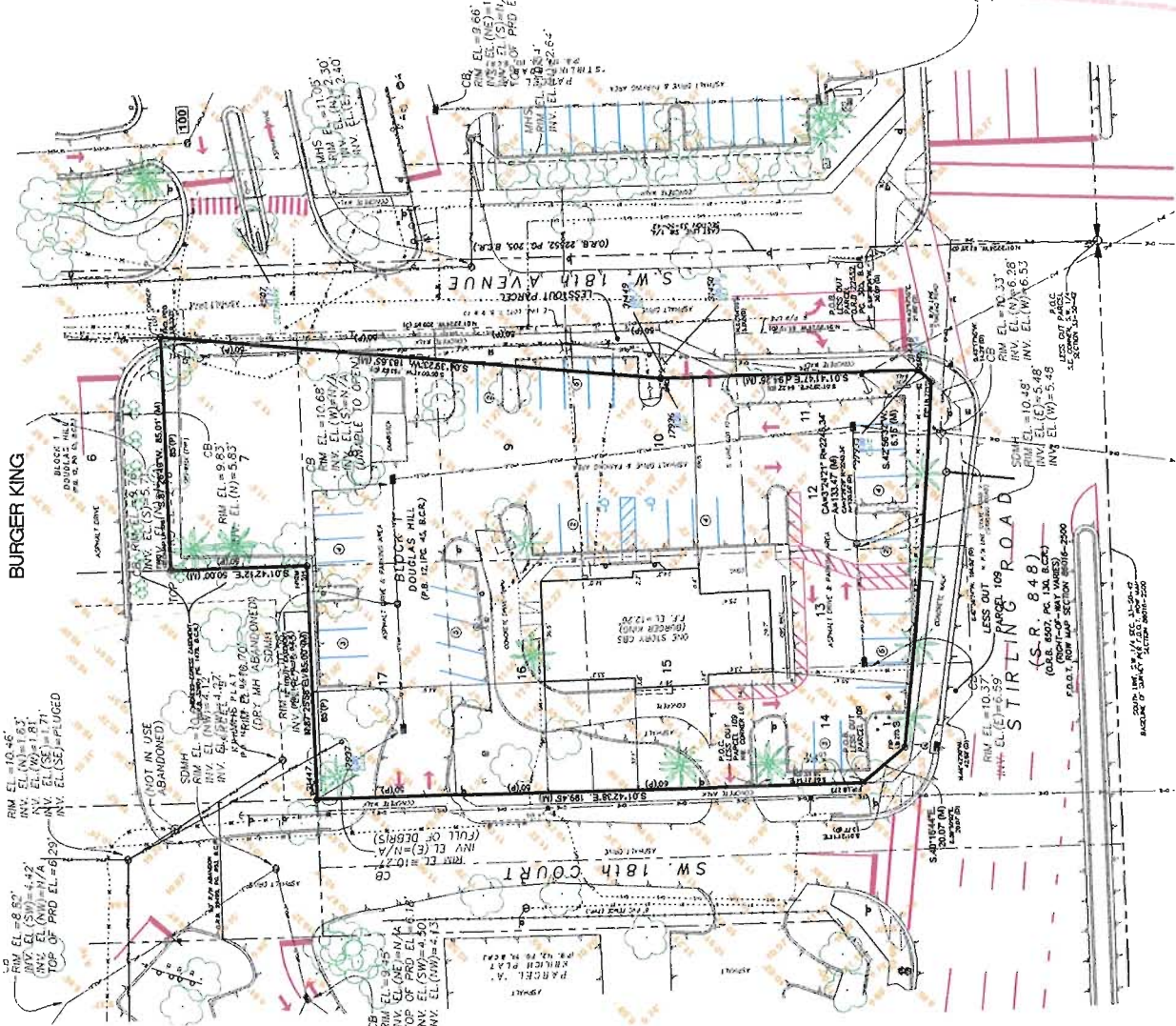
SCALE: 1" = 60'



GRAPHIC SCALE

BURGER KING

1.2. RIM EL = 8.52'
 INV. EL (SW) = 4.42
 INV. EL (NW) = 11/A
 TOP OF PRD EL =

[illegible]

NOV 21 2015

PROJECT	14-8058-BK
SHEET NO	2 OF 2

ALTA/NAPS LAND TITLE SURVEY
BURGER KING
A PORTION OF BLOCK 11, DOUGLAS HILL PLAT
P.B. 12, PG. 49, B.C.R.
DANIA BEACH, F. - MIAMI DUNEDIN COUNTY, FLORIDA

DATE OF REV. SHEET	DRAWN : DBL	CHECKED: RGO	FIELD BOOK :	WORK/NO(S) 000/00
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NO.	REVISION	DATE	BY :

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STODOL & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STODOL & ASSOCIATES, INC.

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveyors
and Mapping Businesses No. 0033
4141 SW 83rd Avenue, Town of Davie
TEL (305) 944-1111 FAX (305) 944-1112

Linda Strutt

To: Gomez, Cindy
Subject: Vacation of Portion of SW 18th Ct Dania Beach
Attachments: Douglas Hill plat.pdf; Survey 1800 Stirling Road BK Site.pdf; FPL Request Letter for SW 18 Ct Vacation BK Site Dania.pdf; SW 18 Ct. RW Vacation Legal.pdf

Cindy,

In conjunction with the Dania Pointe project in Dania Beach (north side of Stirling Road between I-95 and Bryan Rd.), we need to vacate the eastern half of what is left of SW 18TH Ct. We intend to dedicate additional right-of-way for SW 18th Avenue which will require moving the Burger King building and site boundaries to the west into this right-of-way.

We are submitting to the City for DRC review on Monday and are requesting a letter of no objections. Attached is the request, the plat that granted the right-of-way for SW 18th Ct. (most of which has been vacated already), the survey of the site and the legal sketch and description for the portion we are requesting to vacate.

Please don't hesitate to contact me if you have questions or need additional documentation.

Thank you,

Linda

*Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, Florida 33442*

*954-426-4305 phone
954-725-3342 fax
754-264-2184 cell*

FILE COPY





linda strutt consulting, inc.

planning strategy development services

227 Goolsby Boulevard
Deerfield Beach, Florida 33442
Phone 954-426-4305 Fax 954-725-3342

November 16, 2016

Ms. Cindy Gomez
Florida Power & Light
4000 Davie Road Ext.
Davie Florida 33004

Dear Ms. Gomez:

**Proposed Vacation of Portion of SW 18th Court Right-of-Way
City of Dania Beach**

On behalf of the owner, B.K. Sterling Investment, LLC, I am requesting a letter of no objection to the proposed vacation of a portion of the 50-foot right-of-way for SW 18th Court on the north side of Stirling Road in the City of Dania Beach.

Specifically, we are requesting the vacation of the eastern 25 feet of the right-of-way as depicted on the attached legal sketch. The western 25 feet will remain as public right-of-way. This right-of-way currently serves only the two abutting properties as the balance was vacated in the past.

In order to widen SW 18th Avenue to the east, which is proposed in conjunction with the Dania Pointe project, it is necessary to shift the development parcel west. The vacated right-of-way is intended to be used for parking and landscaping.

Attached to assist you with your review is the legal sketch and description, the Douglas Hill plat by which the right-of-way was granted and a survey.

We are requesting a letter of no objection to the vacation of the legally described portion of this right-of-way. Please address the response to me on FPL letterhead and send an electronic copy to linda@struttconsulting.com.

If you have any questions or concerns regarding this request or need additional information, please call me at (954) 426-4305

Sincerely,

Linda C. Strutt, AICP

Enclosures

FPL



Linda Strutt

To: FARQUHARSON, ANDREW M
Subject: Vacation of Portion of SW 18th Ct Dania Beach
Attachments: ATT Request Letter for SW 18 Ct Vacation BK site Dania.pdf; Survey 1800 Stirling Road BK Site.pdf; Douglas Hill plat.pdf; SW 18 Ct. RW Vacation Legal.pdf

Andrew,

In conjunction with the Dania Pointe project in Dania Beach (north side of Stirling Road between I-95 and Bryan Rd.), we need to vacate the eastern half of what is left of SW 18TH Ct. We intend to dedicate additional right-of-way for SW 18th Avenue which will require moving the Burger King building and site boundaries to the west into this right-of-way.

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Please don't hesitate to contact me if you have questions or need additional documentation.

Thank you,

Linda

*Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, Florida 33442*

*954-426-4305 phone
954-725-3342 fax
754-264-2184 cell*



linda strutt consulting, inc.
planning design development review

227 Goolsby Boulevard
Deerfield Beach, Florida 33442
Phone 954-426-4305 Fax 954-725-3342

November 16, 2016

Mr. Andrew Farquharson
AT&T Florida
Specialist-OSP Engineering
8601 West Sunrise Boulevard
Plantation, FL 33322

Dear Mr. Farquahar:

**Proposed Vacation of Portion of SW 18th Court Right-of-Way
City of Dania Beach**

On behalf of the owner, B.K. Sterling Investment, LLC, I am requesting a letter of no objection to the proposed vacation of a portion of the 50-foot right-of-way for SW 18th Court on the north side of Stirling Road in the City of Dania Beach.

Specifically, we are requesting the vacation of the eastern 25 feet of the right-of-way as depicted on the attached legal sketch. The western 25 feet will remain as public right-of-way. This right-of-way currently serves only the two abutting properties as the balance was vacated in the past.

In order to widen SW 18th Avenue to the east, which is proposed in conjunction with the Dania Pointe project, it is necessary to shift the development parcel west. The vacated right-of-way is intended to be used for parking and landscaping.

Attached to assist you with your review is the legal sketch and description, the Douglas Hill plat by which the right-of-way was granted and a survey.

We are requesting a letter of no objection to the vacation of the legally described portion of this right-of-way. Please address the response to me on ATT letterhead and send an electronic copy to linda@struttconsulting.com.

If you have any questions or concerns regarding this request or need additional information, please call me at (954) 426-4305

Sincerely,

Linda C. Strutt, AICP

Linda Strutt

To: Chamorro, Max J.
Cc: Rivera, David
Subject: Vacation of Portion of SW 18th Ct Dania Beach
Attachments: TECO Request Letter for SW 18 Ct Vacation BK Site Dania.pdf; Survey 1800 Stirling Road BK Site.pdf; Douglas Hill plat.pdf; SW 18 Ct. RW Vacation Legal.pdf

Max/David,

In conjunction with the Dania Pointe project in Dania Beach (north side of Stirling Road between I-95 and Bryan Rd.), we need to vacate the eastern half of what is left of SW 18TH Ct. We intend to dedicate additional right-of-way for SW 18th Avenue which will require moving the Burger King building and site boundaries to the west into this right-of-way.

We are submitting to the City for DRC review on Monday and are requesting a letter of no objections. Attached is the request, the plat that granted the right-of-way for SW 18th Ct. (most of which has been vacated already), the survey of the site and the legal sketch and description for the portion we are requesting to vacate.

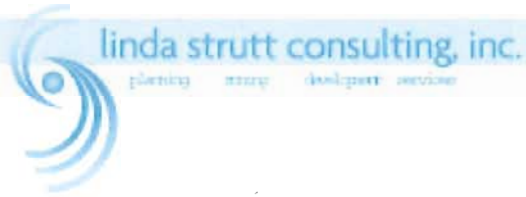
Please don't hesitate to contact me if you have questions or need additional documentation.

Thank you,

Linda

*Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, Florida 33442*

*954-426-4305 phone
954-725-3342 fax
754-264-2184 cell*



227 Goolsby Boulevard
Deerfield Beach, Florida 33442
Phone 954-426-4305 Fax 954-725-3342

November 16, 2016

Mr. Max Chamorro
TECO Peoples Gas
5101 NW 21st Avenue #460
Fort Lauderdale, Florida 33309

Dear Mr. Chamorro:

**Proposed Vacation of Portion of SW 18th Court Right-of-Way
City of Dania Beach**

On behalf of the owner, B.K. Sterling Investment, LLC, I am requesting a letter of no objection to the proposed vacation of a portion of the 50-foot right-of-way for SW 18th Court on the north side of Stirling Road in the City of Dania Beach.

Specifically, we are requesting the vacation of the eastern 25 feet of the right-of-way as depicted on the attached legal sketch. The western 25 feet will remain as public right-of-way. This right-of-way currently serves only the two abutting properties as the balance was vacated in the past.

In order to widen SW 18th Avenue to the east, which is proposed in conjunction with the Dania Pointe project, it is necessary to shift the development parcel west. The vacated right-of-way is intended to be used for parking and landscaping.

Attached to assist you with your review is the legal sketch and description, the Douglas Hill plat by which the right-of-way was granted and a survey.

We are requesting a letter of no objection to the vacation of the legally described portion of this right-of-way. Please address the response to me on TECO letterhead and send an electronic copy to linda@struttconsulting.com.

If you have any questions or concerns regarding this request or need additional information, please call me at (954) 426-4305

Sincerely,

Linda C. Strutt, AICP

Enclosures

Linda Strutt

To: Maxwell-Newbold, Leonard
Subject: Vacation of Portion of SW 18th Ct Dania Beach
Attachments: Comcast Request Letter for SW 18 Ct Vacation BK site Dania.pdf; Survey 1800 Stirling Road BK Site.pdf; Douglas Hill plat.pdf; SW 18 Ct. RW Vacation Legal.pdf

Leonard,

In conjunction with the Dania Pointe project in Dania Beach (north side of Stirling Road between I-95 and Bryan Rd.), we need to vacate the eastern half of what is left of SW 18TH Ct. We intend to dedicate additional right-of-way for SW 18th Avenue which will require moving the Burger King building and site boundaries to the west into this right-of-way.

We are submitting to the City for DRC review on Monday and are requesting a letter of no objections. Attached is the request, the plat that granted the right-of-way for SW 18th Ct. (most of which has been vacated already), the survey of the site and the legal sketch and description for the portion we are requesting to vacate.

Please don't hesitate to contact me if you have questions or need additional documentation.

Thank you,

Linda

*Linda C. Strutt, AICP
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227 Goolsby Boulevard
Deerfield Beach, Florida 33442*

*954-426-4305 phone
954-725-3342 fax
754-264-2184 cell*



linda strutt consulting, inc.
planning zoning development services

227 Goolsby Boulevard
Deerfield Beach, Florida 33442
Phone 954-426-4305 Fax 954-725-3342

November 16, 2016

Mr. Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast/Southern Division (RDC)
2601 SW 145th Avenue
Miramar, FL 33027

Dear Mr. Maxwell-Newbold:

**Proposed Vacation of Portion of SW 18th Court Right-of-Way
City of Dania Beach**

On behalf of the owner, B.K. Sterling Investment, LLC, I am requesting a letter of no objection to the proposed vacation of a portion of the 50-foot right-of-way for SW 18th Court on the north side of Stirling Road in the City of Dania Beach.

Specifically, we are requesting the vacation of the eastern 25 feet of the right-of-way as depicted on the attached legal sketch. The western 25 feet will remain as public right-of-way. This right-of-way currently serves only the two abutting properties as the balance was vacated in the past.

In order to widen SW 18th Avenue to the east, which is proposed in conjunction with the Dania Pointe project, it is necessary to shift the development parcel west. The vacated right-of-way is intended to be used for parking and landscaping.

Attached to assist you with your review is the legal sketch and description, the Douglas Hill plat by which the right-of-way was granted and a survey.

We are requesting a letter of no objection to the vacation of the legally described portion of this right-of-way. Please address the response to me on Comcast letterhead and send an electronic copy to linda@struttconsulting.com.

If you have any questions or concerns regarding this request or need additional information, please call me at (954) 426-4305

Sincerely,

Linda C. Strutt, AICP

ORDINANCE NO. 2017-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-120-16) SUBMITTED BY THE GREENSPOON MARDER LAW FIRM ON BEHALF OF THE ADJACENT PROPERTY OWNER, BK STERLING INVESTMENT, LLC, FOR VACATION OF A PORTION OF SW 18TH COURT LOCATED ON THE NORTH SIDE OF STIRLING ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled "Land Development Code," Part 6, entitled "Development Review Procedures And Requirements," Article 655, entitled "Vacations Of Right-Of-Way" of the City Code of Ordinances (the "City Code"), the Greenspoon Marder Law Firm, on behalf of the property owner, B.K. Sterling Investment, LLC (the "Applicant"), has applied to the City of Dania Beach (the "City") for approval to vacate the east 25 feet of the fifty (50)-foot wide right-of-way for a portion of S.W. 18th Court lying north of Stirling Road, as legally described in Exhibit "A" ("S.W. 18th Court Right-of-Way Vacation") (VC-120-16); and

WHEREAS, the City Planning and Zoning Board, held a duly advertised public hearing on February 15, 2017 and recommended approval of the proposed vacation of a portion of SW 18th Court; and

WHEREAS, staff recommends approval of the proposed right-of-way vacation; and

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

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

WHEREAS, the City Commission finds that the portion of the right-of-way for S.W. 18th Court subject to this vacation is no longer needed as public right-of-way, and that it is in the best interest of the City to grant the request to vacate a portion of the right-of-way;

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

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

Section 2. Pursuant to Chapter 28, entitled “Land Development Code” Part 6, entitled “Development Review Procedures and Requirements” Article 655, entitled “Vacations Of Right-Of-Way” of the City Code, the requested vacation of a portion of the S.W. 18th Court right-of-way (VC-120-16), as shown on the attached Exhibit “A,” is approved.

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

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

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

PASSED on first reading on February 28, 2017.

PASSED AND ADOPTED on second reading on _____, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF S.W. 18TH COURT (FORMERLY KNOWN AS FERN STREET). BEING A 50 FOOT WIDE ROAD RIGHT-OF-WAY AS SHOWN ON THE DOUGLAS HILL PLAT, RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING WITHIN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4);

THENCE S.87°34'45"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 219.93 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID S.W. 18TH COURT;

THENCE N.01°42'38"W., ALONG SAID CENTERLINE, A DISTANCE OF 104.05 FEET TO THE POINT OF BEGINNING FO THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.01°42'38"W., ALONG SAID CENTERLINE, A DISTANCE OF 189.29 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 17, BLOCK 1, OF SAID DOUGLAS HILL PLAT;

THENCE N.87°25'58"E., ALONG SAID EXTENSION, A DISTANCE OF 25.00 FEET, TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE S.01°42'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 191.13 FEET;

THENCE N.88°21'23"W., A DISTANCE OF 25.04 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.11 ACRES (4.755 SQUARE FEET), MORE OR LESS.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE REQUEST MADE BY GREENSPOON MARDER, AGENT FOR THE PROPERTY OWNERS, BK STERLING INVESTMENT, LLC, THE CITY OF DANIA BEACH, AND BRE POLYGON PROPERTY OWNER, LLC, TO REZONE LAND GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL BUSINESS DISTRICT (C-2) TO PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) (APPLICATIONS RZ-123-16 AND RZ-124-16), AND EXPANDING THE BOUNDARIES OF THE DANIA POINTE PMUD TO INCLUDE SUCH PROPERTIES, AND AMENDING THE DANIA POINTE DESIGN DEVELOPMENT GUIDELINES (DDG), SUBJECT TO CERTAIN RESTRICTIONS

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Ordinance, Development Design Guidelines amendments



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

DATE: February 28, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **RZ-123-16/RZ-124-16:** The applicant, Greenspoon Marder, is requesting to amend the previously approved Development Design Guidelines for the Dania Pointe project and rezone properties located at 1800 Striling Road, 90 SW 18 Avenue 1, and 91 SW 18 Avenue 2 (FIRST READING).

**REQUEST
REZONING**

To rezone approximately five (5) acres where the Hyatt Place and Hyatt House hotels are located from Community Business District (C-2) to Planned Mixed-Use District (PMUD) zoning.

To rezone approximately one (1) acre where Burger King is currently located from Community Business District (C-2) to Planned Mixed-Use District (PUMD) zoning.

DEVELOPMENT DESIGN GUIDELINES MODIFICATION

To amend the previously approved Development Design Guidelines (DDG) for the Dania Pointe development project.

PROPERTY INFORMATION

EXISTING ZONING:	Community Business District (C-2)
PROPOSED ZONING:	Planned Mixed-Use District (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC) & Commercial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the City's Land Development Code (LDC).

The applicant is requesting to rezone two (2) properties to PMUD zoning, which will become part of the larger Dania Pointe project which has the same zoning designation. The current zoning designation of both properties is C-2. The proposed zoning of PMUD will allow redevelopment compatible and consistent with the Dania Pointe project.

REZONING

The request satisfies the rezoning criteria identified in Section 645-40 of the City's LDC as indicated in the applicant's justification statement. The criteria are identified below.

- (1) "That the request is consistent with the city's comprehensive plan; and"
- (2) "The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and"
- (3) "The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and
 - a. the request furthers the city's adopted community redevelopment plan, if applicable; or
 - b. An error or ambiguity must be corrected; or
 - c. There exists changed or changing conditions which make approval of the request appropriate; or
 - d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
 - e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses".

The applicant has identified how the rezoning request is consistent with these criteria. The rezoning application requires two (2) readings by the City Commission for approval.

DEVELOPMENT DESIGN GUIDELINES MODIFICATION

The applicant is requesting several amendments of the previously approved Development Design Guidelines (DDG) for the Dania Pointe development project. The DDG is the development regulations for the project, as a majority of the City's Land Development Code (LDC) does not apply.

Some of the amendments are necessary to incorporate the newly rezoned properties into the development site. Staff reviewed the proposed changes to the DDG and has the following comments that must be addressed.

1. Page 1 & 5 identifies Block XI and the "property" being located in the RAC, however the existing Burger King site is not located in the RAC. Revise accordingly.
2. Page 7 – justify why this change is necessary.
3. Page 13 – excluding ancillary uses cannot occur unless limits are specified. Explain further.
4. Page 38(1)(3) – justify why the perimeter buffer landscaping Type 3 should be reduced by ten (10) feet.
5. Page 39(2)(2) – justify the need for the proposed language.
6. Page 39 (4) staff objects to the proposed language.
7. Page 41, Sec (9)(1) – clarify need for proposed change.

8. Page 42(3) – amend the added language to read as follows, “Specific to Stirling Road, the edge of sign must be at least five (5) feet from the (back) edge of sidewalk, but in all causes cannot be located in Right-of-Way.”
9. Page 43 – (4)(d) maximum height of eight (8) feet on Bryan Road and a maximum height of thirteen (13) feet on Stirling Road.
10. Page 43 – (5) Delete following proposed language “shall not be required to be shown on the Site Sign Plan.”
11. Page 43 – (5) revise second sentence to read. “Signs may contain up to twenty (20) square feet of signage per sign face on Bryan Road and up to thirty-five (35) square feet of signage per sign face on Stirling Road.”
12. Page 43 – (6) delete added language.
13. Page 46 – (I) delete last sentence which reads, “Minor redevelopment, expansion defined as improvements equating to less than 50 percent of the total structure or property value, shall not require the use of adhere to these DDG.”

These changes are identified in the DDG document as strike through for language deleted and underline for language added.

PLANNING AND ZONING BOARD

On February 15, 2017 the Planning and Zoning Board, sitting as the Local Planning Agency, will hear this item. The Board’s recommendation will be presented at the City Commission meeting.

RECOMMENDATION

The rezoning request and amendment to the DDG meets the criteria identified in the City’s Land Development Code (LDC). Recommend approval of the rezoning ordinance on first reading provided staff comments related to the DDG are made a condition of approval.

Lajoie, Corinne

From: Lunkins, Angel
Sent: Tuesday, January 31, 2017 9:49 AM
To: Lajoie, Corinne
Subject: RE: Hyatt/Burger King

90 SW 18 AVENUE #2, DANIA BEACH
Property Owner BRE POLYGON PROPERTY OWNER LLC % WHM LLC
Mailing Address PO BOX 396 BOCA RATON FL 33429

ID # 5042 33 AC 0020 -no violations

91 SW 18 AVENUE #1, DANIA BEACH
Property Owner BRE POLYGON PROPERTY OWNER LLC% WHM LLC
Mailing Address PO BOX 396 BOCA RATON FL 33429

ID # 5042 33 AC 0010 --no violations

1800 STIRLING ROAD, DANIA BEACH
Property Owner BK STERLING INVESTMENT LLC %RYAN
Mailing Address PO BOX 460189 HOUSTON TX 77056

507233090030-the folio you provided was incorrect please verify is the info you needed

ID # 5042 33 09 0030 --no violations

From: Lajoie, Corinne
Sent: Friday, January 27, 2017 3:33 PM
To: Lunkins, Angel
Subject: Hyatt/Burger King

Can you please tell me if there are any open violations on these folios:

504233AC0020
504233AC0010
507233090030

Thank you.

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

Lajoie, Corinne

From: Lunkins, Angel
Sent: Tuesday, January 31, 2017 9:49 AM
To: Lajoie, Corinne
Subject: RE: Hyatt/Burger King

90 SW 18 AVENUE #2, DANIA BEACH
Property Owner BRE POLYGON PROPERTY OWNER LLC % WHM LLC
Mailing Address PO BOX 396 BOCA RATON FL 33429

ID # 5042 33 AC 0020 -no violations

91 SW 18 AVENUE #1, DANIA BEACH
Property Owner BRE POLYGON PROPERTY OWNER LLC% WHM LLC
Mailing Address PO BOX 396 BOCA RATON FL 33429

ID # 5042 33 AC 0010 –no violations

1800 STIRLING ROAD, DANIA BEACH
Property Owner BK STERLING INVESTMENT LLC %RYAN
Mailing Address PO BOX 460189 HOUSTON TX 77056

507233090030-the folio you provided was incorrect please verify is the info you needed

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Sent: Friday, January 27, 2017 3:33 PM
To: Lunkins, Angel
Subject: Hyatt/Burger King

Can you please tell me if there are any open violations on these folios:

504233AC0020
504233AC0010
507233090030

Thank you.

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



January 23, 2017

Mr. Marc LaFerrier
Community Development Director
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

RE: List of Modifications and Amendments - Dania Pointe Development Design Guidelines (DDG)

Dear Mr. LaFerrier,

Per your request, below is a listing of modifications and amendments to the DDG including additions of properties generally referred to as the Burger King Property and Hyatt Property. Within the DDG, language proposed for deletion is identified by ~~striketrough~~; language proposed for addition is identified by underline. The listing below identifies the item modified including section and page of the DDG.

1. Project acreage increase reflecting the addition of properties to the PMUD. Introduction, Page 1
2. Addition of Block XI references including reference to new items Sec 15 (I) regarding redevelopment standard. Introduction, Page 1
3. Figure 1 – Location Map updated to reflect the addition of properties to the PMUD, Introduction, Page 4
4. Reference added to previously developed and existing uses. Purpose and Intent, Page 5
5. "RAC" added following Regional Activity Center. Purpose and Intent, Page 5
6. Provision for the addition of land(s) to the PMUD. Purpose and Intent, Page 6
7. "as amended" added to Dania Pointe development reference (reflecting addition of properties). Sec (1) Master Development Plan, Page 6
8. Reference added to existing uses (i.e., density and intensity). Sec (1) Master Development Plan, Page 7
9. Figure 2 – Master Development Plan updated to reflect the addition of properties to the PMUD identifying those as "Block XI". Sec (1) Master Development Plan, Page 8
10. Number of Blocks updated reflecting eleven development blocks including addition of information in Table 1: Blocks. Sec (1) Master Development Plan (A) Blocks, Page 9-10

11. References added (multiple) regarding new Block XI including general reference to lands included in Block XI, Sec (1) Master Development Plan (A) Blocks, Page 10
12. Notation added regarding existing uses (density/intensity and previous approvals) including ancillary uses within Block XI. Sec (3) Density and Intensity, Page 13
13. Table 2: Building Types updated to reflect allowable building types within Block XI. Sec (5) Buildings (A) Building Type, Page 15
14. Update of building setbacks adjacent to Bryan Road or Stirling Road. Sec (5) Buildings (B) Setbacks, Page 18
15. Notation added regarding existing buildings (exemption). Sec (5) Buildings (C) Orientation, Page 18
16. Notation added regarding existing buildings (exemption) including reference to redevelopment standard Sec (15)(I). Sec (5) Buildings (C) Building Architecture (3) Building Materials new iv, Page 20
17. Clarification of roadway and driveway construction ("to be constructed"). Sec (6) Connectivity (A) Routes/Roads/Driveways, Page 24
18. Clarification of parking measurement standard including addition of images. Sec (7) Parking (8), Page 35
19. Update/clarification of Type 3 Buffer standard. Sec (8) Landscaping-Buffering (1) Buffer Dimension and Design 3, Page 38
20. Clarification (addition) of building appearance and design and buffer standard. Sec (8) Landscaping-Buffering (2) Buffer Application 2, Page 39
21. Clarification of buffer standard where adjacent to driveway, etc. Sec (8) Landscaping-Buffering (2) Buffer Application 5, Page 39
22. Clarification/ addition of language regarding the Master Sign Plan including references non-sign copy standards (i.e., support structures, etc.), clarification of signage within 100' of Bryan Road, Stirling Road and I-95, valet parking signage. Sec (9) Signage (3) Maser Sign Plan, Page 41
23. Update of monument sign standard (location/placement). Sec (9) Signage (4) Sign Standards 3, Page 42
24. Update of Monument Sign standards (size). Sec (9) Signage (4) Sign Standards, 4.a, b and d. Page 42
25. Clarification regarding standards for vehicular directional signage and site plan requirements. Sec (9) Signage (4) Sign Standards, 5, Page 43
26. Clarification/update of Tenant Sign Standard – Primary wall mounted, single use retail tenants and banners (affixed to light poles). Sec (9) Signage (4) Sign Standards, 6 Tenant Signs, Page 43-44
27. Addition of language regarding existing signs within Block XI. Section (9) Signage (4) Sign Standards, 9, Page 44

28. Update of timing/requirement to submit security response plan. Sec (15) Other Provisions, (c)
29. Addition of new standard regarding redevelopment of existing properties. Sec (15) Other Provisions, (l)
30. Updated Appendix – Map/Plan Series to reflect new Block XI
 - a. Master Vehicular Circulation Plan
 - b. Pedestrian Connectivity Plan
 - c. Bicycle Connectivity Plan
 - d. Multimodal Connectivity Plan
 - e. Site Sign Plan
 - f. Entertainment District
31. Updated Legal Descriptions including properties to be added to the PMUD

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Melibe S. Thomas, P.E.
Vice President



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

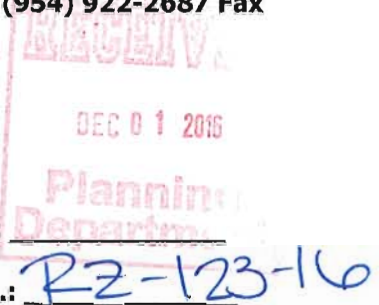
Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☒ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

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: 90 SW 18 Avenue 2 & 91 SW 18 Avenue 1

Lot(s): _____ Block: _____ Subdivision: Palmetto Hospitality of Dania Beach Condo Units 1&2

Recorded Plat Name: Duke & Duke Subdivision & Krilich Plat

Folio Number(s): 504233AC0010& -0020

Legal Description: see attached legal

Applicant/Consultant/Legal Representative (circle one) GreenspoonMarder

Address of Applicant: 200 E. Broward Blvd., Suite 1800 Fort Lauderdale, FL 33301

Linda Strutt:

Business Telephone: 954-426-4305 Home: _____ Fax: 954-725-3342

E-mail address: linda@struttconsulting.com/ dennis.mele@gmlaw.com

Name of Property Owner: BRE Polygon Property Owner, LLC

Address of Property Owner: PO Box 396 Boca Raton, FL 33429

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Rezoning from C-2 to Planned Mixed-Use Development District

*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: 5.28 Prop. Square Footage: _____

Existing Use: hotel Proposed Use: hotel

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Greenspoon Marder (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~~ New York
COUNTY OF ~~BROWARD~~ New York
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 9th DAY OF May, 20 16

By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of New York)

LOUISA D. LUNA
Notary Public, State of New York
No. 01LU6194439
Qualified in Kings County 16
Commission Expires 09/29/20

Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

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

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 30 DAY OF 01, 2017

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.***

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 HYATT PARCEL

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL 'A', OF DUKE & DUKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48, AND A PORTION OF PARCEL 'A', KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19; AND A PORTION OF LOT 1, 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 SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S. 87°32'08" W. ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 49.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.87°32'08"W. ALONG SAID SOUTH LINE, A DISTANCE OF 2.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.77°24'18"E., INTO THE RADIUS POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°17'37" AND A RADIUS OF 518.33 FEET FOR AN ARC DISTANCE OF 29.80 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°24'43" AND A RADIUS OF 512.44 FEET FOR AN ARC DISTANCE OF 21.57 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.80°03'50"W. A DISTANCE OF 9.57 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 16.58 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 28.67 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 15.23 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 144.93 FEET;

THENCE S.88°26'54"W. A DISTANCE OF 229.05 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., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°11'39" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 28.99 FEET TO A POINT ON A NON-TANGENT LINE;

LEGAL DESCRIPTION: (CONTINUE)

THENCE S.01°43'03"E. A DISTANCE OF 52.63 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.07°27'18"W., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°31'27" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 43.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.85°32'51"W, INTO THE RADIUS POINT;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°43'13" AND A RADIUS OF 5929.65 FEET FOR AN ARC DISTANCE OF 488.52 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.88°18'13"E. A DISTANCE OF 513.30 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE S.01°41'47"E. ALONG SAID EASTERLY LINE, A DISTANCE OF 231.30 FEET;

THENCE S.12°26'03"W. A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH AND CONTAINING 5.28 ACRES (230,183 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE BASELINE OF SURVEY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

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. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
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©2016		

DATE: Oct 27, 2016

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
10/27/16	DRL	RCC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
14-8058-HYATT

4341 S.W. 62nd AVE.
Davie, Florida 33314

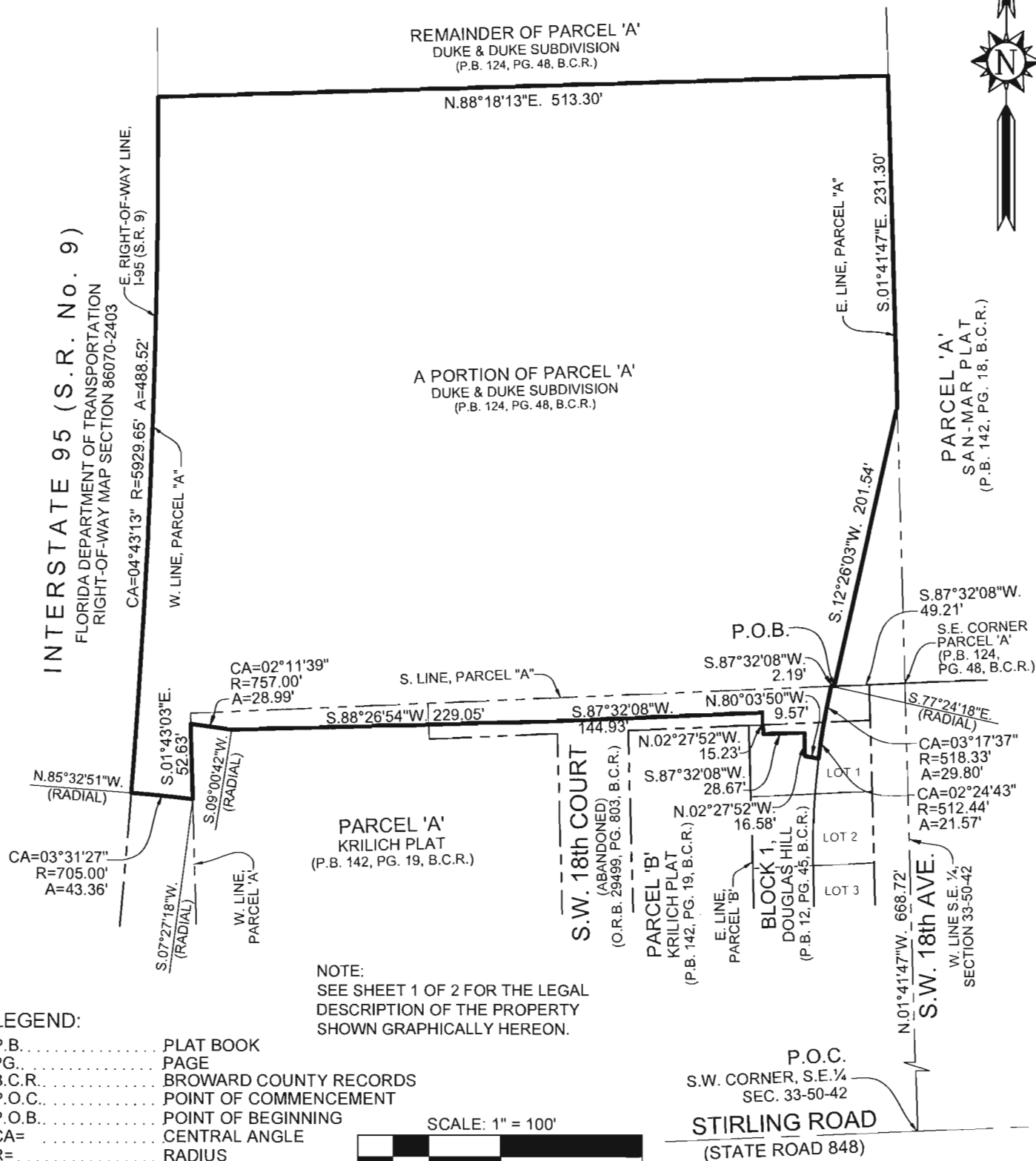


STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION
HYATT PARCEL
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



REZONING APPLICATION AMENDING THE DANIA POINTE PMUD BOUNDARIES DESCRIPTION AND JUSTIFICATION

The owner applicants are requesting rezoning of approximately 6 acres from the Community Business (C-2) District to the Dania Pointe Planned Mixed Use Development (PMUD) District.

The two parcels which are the subject of this rezoning request do not belong to Dania Live 1748, LLC, the primary Dania Pointe owner. The Dania Pointe plans anticipated their inclusion in the PMUD but the rezoning was deferred until the necessary applications were executed by the respective owners.

The larger parcel, 5.28 acres in size, is owned by BRE Polygon Property Owner LLC. It is developed as the Hyatt Place and Hyatt House hotels. It includes a small area in the southeast corner of the hotel site recently deeded to the City of Dania Beach for a lift station. The City is joining in this rezoning request in order to include this property in the PMUD.

The other parcel, 0.66 acres in size, is comprised of 0.55 acres owned by B.K. Sterling Investment, LLC and 0.11 acres of SW 18th Court right-of-way which is the subject of a vacation request being processed by the City. The B.K. Sterling property is currently occupied by Burger King. Dania Live 1748, LLC has a contract to purchase this site.

This rezoning request represents an amendment to the boundaries of the Dania Pointe PMUD. The proposed new PMUD legal sketch and description and associated DDG revisions are being provided to support this request for site specific rezoning.

The BRE Polygon (hotel site) rezoning parcel is labeled "existing" on the proposed amendment to the Master Development Plan and is addressed distinctly in the proposed revisions to the Design Development Guidelines (DDG). There are currently no plans to replat or redevelop this property. It is included in the PMUD to provide for ultimate redevelopment consistent with the theme established by the DDG.

The proposed revisions to the Design Development Guidelines (DDG) for the Dania Pointe PMUD were prepared to accommodate the Burger King development in the ultimate redevelopment project consistent with the overall theme of the project. Redevelopment of the Burger King parcel is necessary for the expansion of SW 18th Avenue which serves as the primary access for Dania Pointe on Stirling Road. The County has determined that the site does not need to be replatted. A request for a replat waiver has been submitted in association with the request to vacate a portion of SW 18th Court to accommodate the expansion of SW 18th Avenue.

As noted above, the proposed right-of-way vacation area is included in this rezoning request and the proposed new PMUD boundaries. The portion of the current Burger King



site which will be dedicated to the City for SW 18th Avenue is not included in this rezoning request as public rights-of-way are outside the PMUD boundaries.

REZONING REVIEW CRITERIA

Section 645-40 of the City's Code requires that an application for a rezoning be reviewed in accordance with the following criteria: This narrative is intended to describe how this request addresses those criteria.

(1) *The request is consistent with the city's comprehensive plan*

The subject sites are located within the Dania Beach Regional Activity Center which was created to provide for development of a mix of land uses of regional significance. The Planned Mixed Use Development District (PMUD) was created to facilitate development of large tracts of land within this RAC. The proposed use categories and density and intensity established in the Dania Pointe Design Development Guidelines (DDG) are consistent with those established for the RAC.

The proposed rezoning will expand the boundaries of the Dania Pointe PMUD to include the subject parcels. The Dania Pointe PMUD was determined to forward the goals, objectives and policies of the City's comprehensive plan intended to encourage revitalization and economic development, compatible and compact development, as well as efficient and coordinated transportation and pedestrian mobility.

(2) *The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission*

The subject sites are located within the City's Community Redevelopment Area. CRA staff was involved in review of the Dania Pointe PMUD and discussions regarding development plans. The DDG is intended to not only be consistent with but to forward the intent of the City's redevelopment plans and contribute to the overall improvement and revitalization of this targeted area.

(3) *The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and*

The subject properties are being added to the abutting Dania Pointe PMUD and will be subject to the standards set forth in the Dania Pointe DDG. Approval of the proposed rezoning would in no way impair the ability of other sites meeting the criteria from being rezoned to PMUD nor other abutting land to be added to the Dania Pointe PMUD, as appropriate, and being extended the same "privileges" associated with this zoning district.

a. The request furthers the city's adopted community redevelopment plan, if applicable; or

Refer to (2) above.

- b. An error or ambiguity must be corrected; or***
- c. There exists changed or changing conditions which make approval of the request appropriate; or***

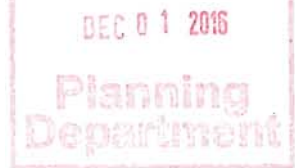
These sites were originally intended to be included in the Dania Pointe PMUD and are addressed in the Dania Pointe DDG. At the time of approval of the Dania Pointe PMUD, agreements regarding relocation of the Burger King facility and future ownership of that site had not progressed to the point where the current owner was ready to sign the application. The owners of the hotel site also executed the rezoning application after the PMUD rezoning was approved. This rezoning request is consistent with the original PMUD boundaries discussed with staff.

- d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or***
- e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.***

The smaller subject parcel (Burger King site) abuts a portion of the Dania Pointe PMUD to the north and is also immediately adjacent to SW 18TH Avenue and the current western boundary of the Dania Pointe PMUD at Stirling Road. It is bounded on the west by hotel development and on the south by Stirling Road. The larger parcel (hotel site) abuts the PMUD along the site's northern, southern and eastern boundaries. It is bounded by I-95 on the west. The proposed development intensity for these parcels is intended to be essentially the same as currently exists.



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.: _____

22-124-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 1800 Stirling Road

Lot(s): 7-17 Block: 1 Subdivision: Douglas Hill

Recorded Plat Name: Douglas Hill Plat

Folio Number(s): 504233090030

Legal Description: see attached legal

Applicant/Consultant/Legal Representative (circle one) GreenspoonMarder

Address of Applicant: 200 E. Broward Blvd., Suite 1800 Fort Lauderdale, FL 33301

Linda Strutt:

Business Telephone: 954-426-4305 Home: _____ Fax: 954-725-3342

E-mail address: linda@struttconsulting.com/ dennis.mele@gmlaw.com

Name of Property Owner: BK Sterling Investment, LLC

Address of Property Owner: 48 E. Flagler St. PH-101 Miami, FL 33133

Business Telephone: 305-373-6541 Home: _____ Fax: 305-373-9731

Explanation of Request: Rezoning from C-2 to Planned Mixed-Use Development District

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

Prop. Net Acreage: _____ Gross Acreage: 0.66 Prop. Square Footage: _____

Existing Use: commercial Proposed Use: commercial

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Greenspoon Marder (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 21 DAY OF Oct, 2016

By:

By Steel 26 Investment LLC
JORGE LERMA, mg/member
(Print name of person acknowledging) (Joint owner signature if applicable)

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



MAYTE MACRAE
MY COMMISSION # FF 124421
EXPIRES: September 18, 2018
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.***

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
BURGER KING REZONING PARCEL
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 7, 8, 9, 10, 12, 13, 14, 15, 16 AND 17, BLOCK 1, AND A PORTION OF S.W. 18TH COURT (FORMERLY KNOWN AS FERN STREET), AS SHOWN ON THE DOUGLAS HILL PLAT, RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL SITUATES WITHIN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4);

THENCE S.87°34'45"W., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 110.66 FEET;

THENCE N.01°16'43"W., A DISTANCE OF 69.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.03°59'14"W.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°51'24" AND A RADIUS OF 2245.34 FEET FOR AN ARC DISTANCE OF 72.76 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.40°10'48"W. A DISTANCE OF 20.12 FEET TO POINT ON THE EAST RIGHT OF WAY LINE SW 18TH COURT (FERN STREET);

THENCE N.01°42'38"W., ALONG THE SAID EAST RIGHT OF WAY LINE LINE, A DISTANCE OF 8.01 FEET;

THENCE N.88°21'23"W. A DISTANCE OF 25.04 FEET TO A POINT ON THE THE CENTERLINE OF SAID SW. 18TH COURT (FERN STREET);

THENCE N.01°42'38"W. ALONG SAID CENTERLINE, A DISTANCE OF 189.29 FEET TO A POINT OF INTERSECTION WITH THE SAID CENTERLINE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 17;

THENCE N.87°25'58"E. ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 110.01 FEET TO THE

LEGAL DESCRIPTION: (CONTINUED)

SOUTHEAST CORNER OF PARCEL 'B', KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19 OF THE SAID THE PUBLIC RECORDS;

THENCE N.01°42'12"W. ALONG THE EAST LINE OF SAID PARCEL 'B', A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7;

THENCE N.87°26'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 41.78 FEET;

THENCE S.01°26'55"E., A DISTANCE OF 73.78 FEET;

THENCE S.10°57'32"W., A DISTANCE OF 51.20 FEET;

THENCE S.01°26'55"E., A DISTANCE OF 115.10 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°44'13", A RADIUS OF 41.00 FEET, FOR AN ARC DISTANCE OF 13.41 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.46°32'03"W., A DISTANCE OF 12.76 FEET;

THENCE S.01°26'55"E., A DISTANCE OF 6.92 FEET TO A ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL OF OF SAID CURVE THROUGH AID POINT HAVING A BEARING OF S.47°09'28"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°25'04", A RADIUS OF 41.00 FEET, FOR AN ARC DISTANCE OF 14.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.03°49'37"E.;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°09'37", A RADIUS OF 2245.34 FEET, FOR AN ARC DISTANCE OF 6.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.66 ACRES (32,391 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.87°34'45"W., ALONG THE SOUTH LINE SOUTHWEST ONE-QUARTER (S.W.1/4), SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

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. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE: Dec 01, 2016

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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COPYRIGHT©2016

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
9/27/16	DRL	RGC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
14-8058_BK RE-ZONE

4341 S.W. 62nd AVE.
Davie, Florida 33314

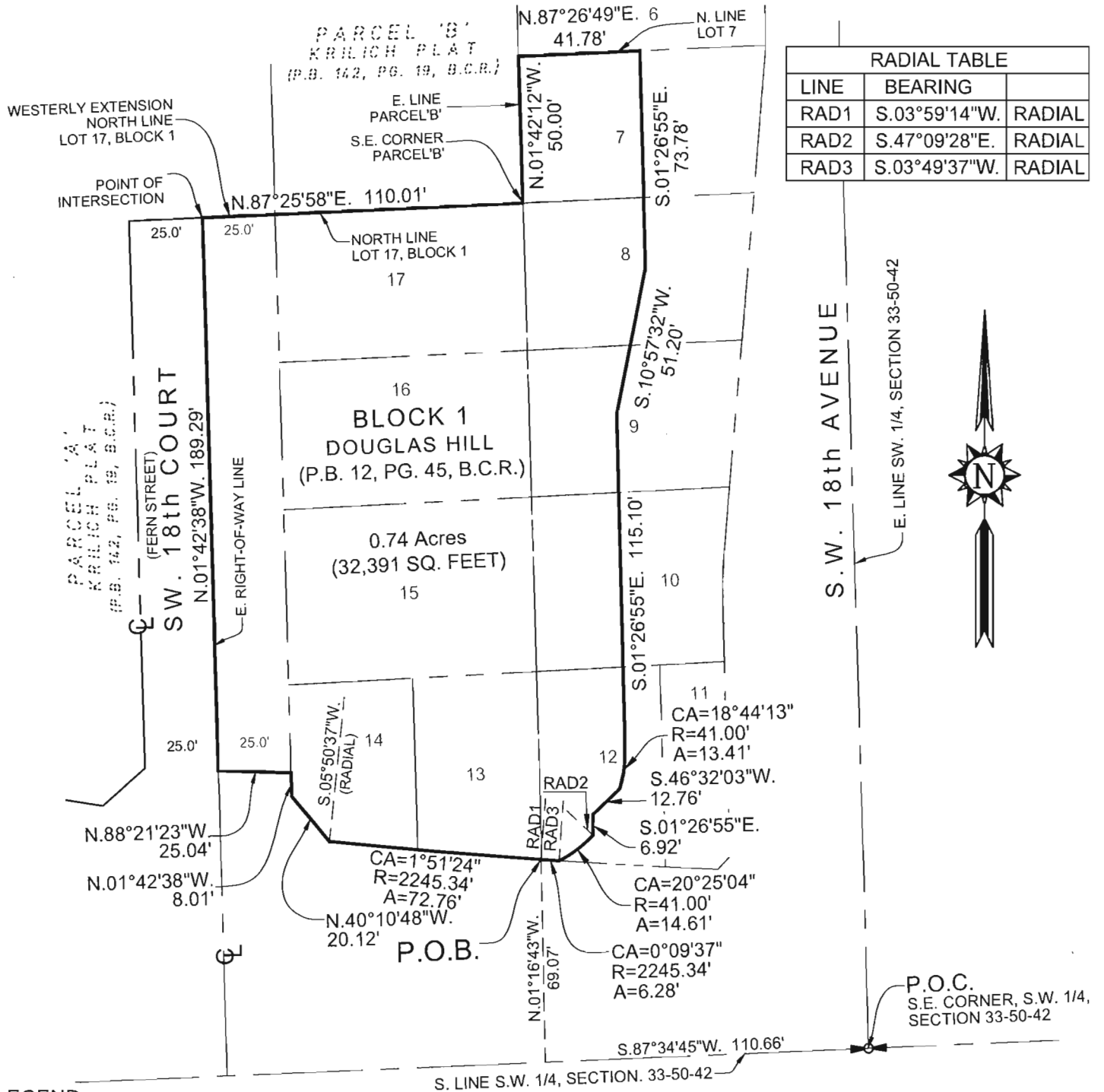


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Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION
BURGER KING REZONING PARCEL
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



RADIAL TABLE		
LINE	BEARING	
RAD1	S.03°59'14"W.	RADIAL
RAD2	S.47°09'28"E.	RADIAL
RAD3	S.03°49'37"W.	RADIAL

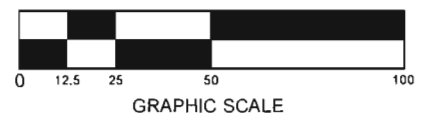


LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
CL CENTERLINE
CA CENTRAL ANGLE
R RADIUS
A ARC DISTANCE

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 50'



ORDINANCE NO. 2017-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY GREENSPOON MARDER, AGENT FOR THE PROPERTY OWNERS, BK STERLING INVESTMENT, LLC, THE CITY OF DANIA BEACH, AND BRE POLYGON PROPERTY OWNER, LLC, TO REZONE LAND GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL BUSINESS DISTRICT (C-2) TO PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) (APPLICATIONS RZ-123-16 AND RZ-124-16), AND EXPANDING THE BOUNDARIES OF THE DANIA POINTE PMUD TO INCLUDE SUCH PROPERTIES, AND AMENDING THE DANIA POINTE DESIGN DEVELOPMENT GUIDELINES (DDG), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 645, "Rezoning" and Part 3, "Special Zoning Districts," Article 340, "Planned Mixed-Use Development District" of the City Code of Ordinances (the "City Code"), Greenspoon Marder, PA, agent for the property owners, BK Sterling Investment, LLC and BRE Polygon Property Owner, LLC (the "Applicant"), has applied to the City of Dania Beach (the "City") for approval of a rezoning (Applications RZ-123-16 and RZ-124-16) for property legally described in Exhibit "A" (the "Property"); and

WHEREAS, the City Commission adopted Ordinance No. 2016-008 which created the Dania Pointe PMUD on May 24, 2016; and

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 3, "Special Zoning Districts," Article 340, "Planned Mixed-Use Development District" of the City Code of Ordinances (the "City Code"), the Applicant has submitted amended Design Development Guidelines ("DDG") attached as Exhibit "B", which provide for the standards and regulations of the future development of property within the Dania Pointe PMUD; and

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency, held a duly advertised public hearing on February 15, 2017 and determined that the proposed rezoning and expansion of the boundaries of the Dania Pointe PMUD is consistent with

the goals and objectives of the City of Dania Beach Comprehensive Plan (the “Comprehensive Plan”), and therefore, recommended approval of the proposed rezoning; and

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

WHEREAS, the City Commission finds that the approval of the proposed rezoning 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 ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

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

Section 2. Pursuant to Chapter 28, the “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 645, “Rezoning” and Part 3, “Special Zoning Districts, Article 340, Planned Mixed-Use Development District,” of the City Code, the rezoning from the Commercial Business District (C-2) zoning classification to the Planned Mixed-Use District (PMUD) zoning classification for the Property, as legally described in Exhibit “A”, and expansion of the boundaries of the Dania Pointe PMUD is approved subject to the PMUD Design Development Guidelines (DDG) attached as Exhibit “B” as they may be amended in the future.

Section 3. Pursuant to Part 3, “Special Zoning Districts, Article 340, Planned Mixed-Use Development District,” of the City Code of Ordinances, the Design Development Guidelines (DDG) for the Dania Pointe PMUD, as amended, attached as Exhibit “B,” which is made a part of and incorporated into this Ordinance by reference, are approved.

Section 4. 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 fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 5. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED on first reading on February 28, 2017.

PASSED AND ADOPTED on second reading on _____, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION: **BK Parcel**

A PARCEL OF LAND BEING A PORTION OF LOTS 7, 8, 9, 10, 12, 13, 14, 15, 16 AND 17, BLOCK 1, AND A PORTION OF S.W. 18TH COURT (FORMERLY KNOWN AS FERN STREET), AS SHOWN ON THE DOUGLAS HILL PLAT, RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL SITUATES WITHIN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4);

THENCE S.87°34'45" W., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 110.66 FEET;

THENCE N.01°16'43"W., A DISTANCE OF 69.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.03°59'14"W.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°51'24" AND A RADIUS OF 2245.34 FEET FOR AN ARC DISTANCE OF 72.76 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.40°10'48"W. A DISTANCE OF 20.12 FEET TO POINT ON THE EAST RIGHT OF WAY LINE SW 18TH COURT (FERN STREET);

THENCE N.01°42'38"W., ALONG THE SAID EAST RIGHT OF WAY LINE LINE, A DISTANCE OF 8.01 FEET;

THENCE N.88°21'23"W. A DISTANCE OF 25.04 FEET TO A POINT ON THE THE CENTERLINE OF SAID SW. 18TH COURT (FERN STREET);

THENCE N.01°42'38"W. ALONG SAID CENTERLINE, A DISTANCE OF 189.29 FEET TO A POINT OF INTERSECTION WITH THE SAID CENTERLINE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 17;

THENCE N.87°25'58"E. ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 110.01 FEET TO THE

SOUTHEAST CORNER OF PARCEL 'B', KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19 OF THE SAID THE PUBLIC RECORDS;

THENCE N.01°42'12"W. ALONG THE EAST LINE OF SAID PARCEL 'B', A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7;

THENCE N.87°26'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 41.78 FEET;

THENCE S.01°26'55"E., A DISTANCE OF 73.78 FEET;

THENCE S.10°57'32"W., A DISTANCE OF 51.20 FEET;

THENCE S.01°26'55"E., A DISTANCE OF 115.10 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°44'13", A RADIUS OF 41.00 FEET, FOR AN ARC DISTANCE OF 13.41 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.46°32'03"W., A DISTANCE OF 12.76 FEET;

THENCE S.01°26'55"E., A DISTANCE OF 6.92 FEET TO A ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL OF OF SAID CURVE THROUGH AID POINT HAVING A BEARING OF S.47°09'28"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°25'04", A RADIUS OF 41.00 FEET, FOR AN ARC DISTANCE OF 14.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.03°49'37"E.;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°09'37", A RADIUS OF 2245.34 FEET, FOR AN ARC DISTANCE OF 6.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.66 ACRES (32,391 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION: **HYATT Parcel**

A PARCEL OF LAND BEING A PORTION OF PARCEL 'A', OF DUKE & DUKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48, AND A PORTION OF PARCEL 'A', KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19; AND A PORTION OF LOT 1, 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 SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S. 87°32'08" W. ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 49.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.87°32'08"W. ALONG SAID SOUTH LINE, A DISTANCE OF 2.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.77°24'18"E., INTO THE RADIUS POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°17'37" AND A RADIUS OF 518.33 FEET FOR AN ARC DISTANCE OF 29.80 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°24'43" AND A RADIUS OF 512.44 FEET FOR AN ARC DISTANCE OF 21.57 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.80°03'50"W. A DISTANCE OF 9.57 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 16.58 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 28.67 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 15.23 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 144.93 FEET;

THENCE S.88°26'54"W. A DISTANCE OF 229.05 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., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°11'39" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 28.99 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.01°43'03"E. A DISTANCE OF 52.63 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.07°27'18"W., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°31'27" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 43.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.85°32'51"W, INTO THE RADIUS POINT;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°43'13" AND A RADIUS OF 5929.65 FEET FOR AN ARC DISTANCE OF 488.52 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.88°18'13"E. A DISTANCE OF 513.30 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE S.01°41'47"E. ALONG SAID EASTERLY LINE, A DISTANCE OF 231.30 FEET;

THENCE S.12°26'03"W. A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH AND CONTAINING 5.28 ACRES (230,183 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION:

A PORTION 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, AND A PORTION OF THE VACATED RIGHT-OF-WAY OF SW 1st STREET LYING SOUTH OF SAID PARCEL 'A', AS RECORDED IN OFFICIAL RECORDS BOOK 29499, PAGE 803 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 01°20'40" WEST ALONG THE EAST LINE OF SAID PARCEL 'A' 6.44 FEET; THENCE SOUTH 86°42'33" WEST 60.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°41'25" EAST 19.99 FEET; THENCE SOUTH 42°21'50" WEST 8.99 FEET; THENCE SOUTH 87°44'10" WEST 23.54 FEET; THENCE NORTH 04°43'47" WEST 25.86 FEET; THENCE NORTH 86°42'33" EAST 30.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 773 SQUARE FEET, MORE OR LESS.

EXHIBIT “B”

DANIA POINTE
DESIGN DEVELOPMENT GUIDELINES
(DDG)



DANIA POINTE

SHOPS | RESIDENCES | OFFICES

 **KIMCO**
REALTY

DANIA POINTE – Development Design Guidelines and Development Standards

Note: Photographs and graphics included within the Dania Pointe Development Design Guidelines are for illustrative purposes only and shall be non-binding except where noted; designs and materials are to be finalized based on the ultimate use(s) developed within the respective areas of development.

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DANIA POINTE – Development Design Guidelines and Development Standards

Note: Photographs and graphics included within the Dania Pointe Development Design Guidelines are for illustrative purposes only and shall be non-binding except where noted; designs and materials are to be finalized based on the ultimate use(s) developed within the respective areas of development.

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DANIA POINTE - INTRODUCTION

Dania Pointe ("Project") is an approximately ~~102.9~~ 108.8 + acre mixed use project located within the City of Dania Beach on the northeast quadrant of the I-95/Stirling Road intersection (see Figure 1) and is located within the Dania Beach Regional Activity Center (RAC). Dania Pointe is a mixed use redevelopment providing for unifying theme elements in a consistent and compatible approach. The applicant is requesting approval to develop the site consistent with the recently adopted Planned Mixed Use District (PMUD) ("District") zoning code which was established pursuant to Article 340. The implementing tool established by the PMUD standards are the Development Design Guidelines (DDG) the Master Development Plan (Figure 2). The Master Development Plan and related standards identified within this document shall control development of the Project, unless otherwise noted. Dania Pointe provides unique attributes that based on its proximity and easy access to Interstate 95 and major arterials, along with internal capture of trips minimizes traffic impacts to neighboring areas and provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses. Dania Pointe is an urban mixed use project and is intended to provide greater densities and intensities than typical zoning allowances. This type of development also includes an increased need for the maximization of the project site through increased building/lot coverages. The DDG are intended provide an optional development pattern and approach by providing a planning and regulatory framework to support and enhance growth and development as it occurs.

The intent of the PMUD is to provide a framework for balanced future growth and targeted economic development including those jobs producing and oriented operations. The development standards contained herein are provided in support of the PMUD and are specific to Dania Pointe. Realizing that growth and development have the ability to either support or hamper the community's desired progress, the PMUD and these DDG were developed as a tool to properly guide future development and identify solutions to challenges. The DDG recognize those existing uses within the boundaries of the Project, as may be amended, which are intended to remain, are exempt from these standards until such time as they may be relocated. It is further understood any use existing within the boundaries identified, including those in Block XI shall not be included in the density and/or intensity calculations including maximum levels of development as identified within Section 3 of these standards and or the MDP. Note, Block XI contains uses previously entitled by the City of Dania Beach consistent with the adopted Regional Activity Center (RAC). Consistent with Sec (15)(I), those uses currently existing within Block XI may continue as approved / permitted until such time as redevelopment is proposed. Upon redevelopment, these DDG shall apply-

The following City of Dania Beach Codes have been (1) Revised and or Modified as part of the PMUD or (2) No Changes proposed as part of Dania Pointe.

(1)

Revised and or Modified Standards			
100	GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS	415	SIDEWALKS AND SWALES
105	USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS	420	APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS
110	USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS	500	SIGNAGE AND DESIGN REGULATIONS; GENERAL PROVISIONS
200	USER GUIDE FOR PART 2 OF THE CODE	505	SIGN REGULATIONS



205	TABULAR SUMMARY OF SITE DEVELOPMENT STANDARDS FOR ALL ZONING DISTRICTS	510	PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS
210	SUPPLEMENTAL LOT REGULATIONS	515	GASOLINE SERVICE STATIONS
215	SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE	520	LARGE RETAIL ESTABLISHMENT STANDARDS
220	SUPPLEMENTAL BUILDING AND STRUCTURE HEIGHT REGULATIONS (INCLUDING LOWEST FINISHED FLOOR); ROOFTOP REGULATIONS	530	PARKING STRUCTURE DESIGN
225	INTERSECTION VISIBILITY STANDARDS	600	DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS; GENERAL PROVISIONS
230	SPECIAL FLOOR AREA, BUILDING DIMENSION AND BUILDING SIZE STANDARDS	605	GENERAL APPLICATION REQUIREMENTS
235	WALLS, FENCES AND HEDGES	615	APPEAL OF ADMINISTRATIVE DECISIONS
245	PAVING, EXCAVATION AND FILLING	620	ADMINISTRATIVE VARIANCES
265	OFF-STREET PARKING REQUIREMENTS	625	VARIANCES
270	OFF-STREET LOADING REQUIREMENTS	626	ZONING RELIEF PROCEDURES
275	LANDSCAPING REQUIREMENTS	630	SPECIAL EXCEPTION USES
280	OUTDOOR LIGHTING STANDARDS	635	SITE PLANS
285	EMERGENCY GENERATORS	640	PLATS
286	SATELLITE DISH ANTENNAS	645	REZONING
290	GARBAGE DUMPSTERS	655	VACATIONS OF RIGHT-OF-WAY
295	VOLUNTARY MOBILITY PROGRAM	675	TEMPORARY USE AND SPECIAL EVENT PERMITS
300	COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS; HOW TO USE	710	NONCONFORMING USES, STRUCTURES, AND LOTS
304	BUILDING HEIGHT AND TRANSITION REGULATIONS	805	CONCURRENCY DETERMINATIONS
307	LANDSCAPING REGULATIONS	810	IMPACT FEES
312	CIVIC OPEN SPACE; STANDARDS AND GUIDELINES	815	REQUIRED RIGHT-OF-WAY WIDTHS FOR CITY STREETS
400	STREET DEDICATIONS AND DESIGN STANDARDS	835	TELECOMMUNICATION TOWERS AND ANTENNAS



(2)

Sections Not Amended or Modified			
115	INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE	320	PORT EVERGLADES DEVELOPMENT DISTRICT (PEDD)
221	NOISE MITIGATION	330	COMMUNITY FACILITIES DISTRICT (CF)
240	DOCKS AND MOORING STRUCTURES	525	ARCHITECTURAL STANDARDS FOR THE COMMUNITY REDEVELOPMENT AREA FORM-BASED ZONING DISTRICTS
250	WILDLIFE PROTECTION	610	PUBLIC HEARING NOTICES
255	ENVIRONMENTALLY SENSITIVE LANDS; WELLFIELD PROTECTION	650	LAND USE PLAN AMENDMENT
260	AIRPORT PROXIMITY AND NAVIGATIONAL HAZARD REGULATIONS	660	VESTED RIGHTS DETERMINATION
301	LEGAL AND ADMINISTRATIVE PROVISIONS	680	LEGAL PROVISIONS GOVERNING DEVELOPMENT ORDERS AND PERMITS
302	DETAILED USE REGULATIONS	685	COST RECOVERY FOR DEVELOPMENT REVIEW
303	DISTRICT DEVELOPMENT STANDARDS	700	CODE ADMINISTRATION AND LEGAL PROVISIONS
305	INCENTIVES	705	VIOLATIONS AND PENALTIES
306	PARKING AND LOADING REGULATIONS	715	DEPARTMENT OF COMMUNITY DEVELOPMENT
308	ADDITIONAL DEVELOPMENT STANDARDS	720	PLANNING AND ZONING BOARD
309	ADDITIONAL DEVELOPMENT STANDARDS	721	AMORTIZATION OF REGULATED USES
310	BUILDING TYPES	725	DEFINITIONS
311	FRONTAGE TYPES	820	TREE ROOTS DAMAGING PUBLIC PROPERTY
315	HOTEL OVERLAY DISTRICT	825	TREE PRESERVATION
316	DESIGN DISTRICT OVERLAY	830	TREE ABUSE



Figure 1: Location Map



LEGAL DESCRIPTION – SEE APPENDIX H



DANIA POINTE PURPOSE AND INTENT

In compliance with the City's requirements, specifically the PMUD, the Dania Pointe Master Development Plan is comprised of several components intended to provide assurance that future development of the property complies with the standards and requirements of the City's Land Development Code ("Code"), as may be amended, and these Design Development Guidelines (DDG). These components are more fully described and presented throughout this document and include:

1. A project description, purpose and intent statement.
2. A Master Development Plan that provides Development Blocks within the Dania Pointe Project and depicts a mix of land use types and intensities designed to meet the requirements of the PMUD and RAC. Sample illustrations depicting application and implementation alternatives for a mix of uses that meet the Dania Pointe provisions are provided for reference purposes.
3. A description of permitted uses.
4. Building development standards.
5. Connectivity, both internal to Dania Pointe and to the adjacent roadway network.
6. Parking, loading and access standards.
7. Landscape and Buffering standards.
8. Signage and Lighting standards.
9. Utilities and Stormwater provisions.
10. Other Provisions applicable to Dania Pointe.

The DDG, when combined with the PMUD standards and the City's Code, are a planning tool that will provide the framework to effectively coordinate land use and development within the Dania Pointe Project including those previously developed and existing uses. The applicant is proposing a mixed-use development project intended to provide a compact, attractive, sustainable, and economically vital destination in this strategic location. Dania Pointe includes objectives which contribute to the overall improvement and revitalization of this area of the City. Revitalization of this area will also enhance the City as a whole and provide for targeted land uses which not only increase the City's tax base but provide for a compact urban form desired by the City. This property is within an area designated in the City's respective planning documents as a Regional Activity Center (RAC). The urban form of the project site and the surrounding area, as it currently exists contains no consistent design characteristics or theme. These inconsistencies with the existing urban form present a visual disconnect between services and businesses residing adjacent to one another. The DDG are intended to:

- Create an identity for the subject property;
- Provide for a transition from the suburban form existing within the area creating an integrated mixed use center;
- Integrate uses, either vertically, horizontally or both;
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle);
- Plan a development that is complementary to the surrounding areas.

The DDG have been developed based on existing site features, available infrastructure, and the development vision for Dania Pointe. This provides a sustainable mix of compatible land uses both internally and with adjacent properties and, more importantly, provide flexibility to best respond to current and future land uses, changes in building and development patterns and community demographics. Due to the integrated, mixed use nature of Dania Pointe, it is understood and defined that Dania Pointe is not a residentially zoned property or lot as defined by the City. Furthermore, for the purposes of application of the standards, Dania Pointe is not adjacent to a residentially zoned property or lot.



Consistent with the Section 340-40(E) of the City Code, those entitlements within Dania Pointe which have not been permitted, applied for and or reserved (as may be approved by the City) December 31, 2030, shall be made available to other properties within the RAC. This date may be extended upon mutual agreement between the City and Dania Live 1748, LLC ("Master Developer" of Dania Pointe) and approved by the City Commission.

Dania Pointe is projected to start in 2015 with initial entitlements, zoning code amendments and submittal of required applications and plans, anticipated initial occupancy in 2017 with anticipated completion, as noted above, by December 31, 2030; information specific to Dania Pointe's phasing is provided as part of the required Site Plan. Section 635-100.A is modified as follows: the Dania Pointe Site Plan shall be vested for a period of five (5) years from the date of City Commission approval providing building permits have been subsequently applied for and received. Extensions of this time period may be granted by the City for good cause (see Section 13 Site Plan Submittals). The project is understood to be developed sequentially with construction beginning in the southern portions of the project boundary and extending north along both sides of the Boulevard A and Boulevard C. Specific information will be provided with the respective Site Plan submittal package for each portion of development; however, it is understood that the on-site infrastructure necessary to support a particular phase of development shall be provided as needed to fully support each building and to comply with the applicable codes. In addition, all off-site improvements will be constructed as required by the development agreement (see Section 13 Off-Site Improvements).

Areas (lands) may be added to the overall Dania Pointe development including those areas that are previously approved and or entitled by the City of Dania Beach through an amendment to these DDG. Depending on the nature and location of these lands, they may either be incorporated into an existing (identified) Block or through the identification of a new Block with applicable development standards upon their redevelopment. This may be accomplished through an update to the maps and figures included in the DDG and through Block specific standards.

(A) DANIA POINTE DESIGN DEVELOPMENT GUIDELINES

The following identifies the proposed development standards applicable to Dania Pointe. Certain items have been identified that are understood to constitute either a minor or major modification to the planning and site plan process.

SEC (1) MASTER DEVELOPMENT PLAN

The Master Development Plan ("MDP") provided in Figure 2 identifies the boundaries of the Dania Pointe development, as amended. The MDP depicts the locations of the "Blocks" of development including the primary development focus for each Block, subsection A of this section includes the intensities for each use, major internal roadways as defined in Section 6 below, external roadway connections and types, and generalized building types as identified in Section 5 of the DDG, permitted within the respective Block. Major internal roadways are identified on the MDP and are referenced by Roadway (Vehicular Circulation) Type (Note: the MDP and these DDG are not required to be amended to reflect changes in roadway nomenclature); Roadway Types as well as other MDP related information is provided in the Appendix including: Vehicular Circulation Plan (A), Pedestrian Connectivity Plan (B), Bicycle Connectivity Plan (C) and Multimodal Plan (D). Permitted and Specific Uses are provided in Section 2 of the DDG and are generally shown within the Blocks on the MDP; an MDP amendment will be required to allow uses not identified on the MDP and Table 1. The Dania Pointe development, including its respective Blocks, are created with an overall (total) levels of development listed in Section 3 of the DDG. Note: Section (1)(A)



Blocks identifies the specific Block, its primary land use types and maximum levels of development; however, the cumulative amount of development may not exceed the totals in Section (3). Pre-existing uses and developments, constructed and/or approved through the City's previous process(es) shall not be included as part of (total) the Dania Pointe development density and intensity; however, shall be permitted to remain and or redevelop at those levels previously approved by the City. Based on the scale, timing and nature of the development, it is further understood that necessary infrastructure and/or amenities in the form of, but not limited to, utilities, parking, open space and stormwater management, shall not be restricted or limited to the respective Block boundary, however sufficient infrastructure will be provided to support each stage of development. When combined, these Blocks provide a more balanced mix of uses to increase convenience and provide greater transportation choices. When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually-supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Space should be oriented to create activity zones and areas that promote pedestrian activity, where possible.



LEGEND

- MAJOR ACCESS POINT*
- SECONDARY ACCESS POINT*
- PROJECT BOUNDARY
- SIGNALIZED INTERSECTION
- BLOCK I **
- BLOCK II **
- BLOCK III **
- BLOCK IV **
- BLOCK V **
- BLOCK VI **
- BLOCK VII **
- BLOCK VIII **
- BLOCK IX **
- BLOCK X **
- BLOCK XI **
- LANDSCAPE BUFFER

* ADDITIONAL ACCESS POINTS MAY OR MAY NOT OCCUR
 ** BOUNDARIES MAY BE SUBJECT TO CHANGE
 - REFER TO JURISDICTION FOR ADDITIONAL GRANTING
 - A - Danville Pointe Master Multimodal Connectivity Plan
 - B - Danville Pointe Master Multimodal Connectivity Plan
 - C - Danville Pointe Master Multimodal Connectivity Plan
 - D - Danville Pointe Master Multimodal Connectivity Plan
 - E - Danville Pointe Master Multimodal Connectivity Plan

Map Labels:

- INTERSTATE 95
- STIRLING ROAD
- OAKWOOD BLVD
- BOULEVARD A
- BOULEVARD B
- BOULEVARD C
- AVENUE A
- AVENUE B
- AVENUE C
- DRIVE A
- DRIVE B
- DRIVE C
- DRIVE D
- DRIVE E
- BRYAN ROAD
- NW 1ST ST

Block Details:

- BLOCK I: COMMERCIAL OFFICE
- BLOCK II: COMMERCIAL OFFICE
- BLOCK III: COMMERCIAL OFFICE
- BLOCK IV: COMMERCIAL RESIDENTIAL OFFICE
- BLOCK V: COMMERCIAL OFFICE
- BLOCK VI: COMMERCIAL OFFICE
- BLOCK VII: COMMERCIAL RESIDENTIAL OFFICE
- BLOCK VIII: COMMERCIAL RESIDENTIAL OFFICE
- BLOCK IX: COMMERCIAL HOTEL OFFICE
- BLOCK X: COMMERCIAL OFFICE
- BLOCK XI: COMMERCIAL HOTEL

Access Points:

- RIGHT IN/ RIGHT OUT ACCESS
- FULL ACCESS

(A) BLOCKS

The Master Development Plan identifies ~~ten (10)~~ eleven (11) Blocks of development including the primary land use types. The Blocks, primary uses and maximum levels of development (per Block) are identified in Table 1. Boulevard A, Boulevard B and Drive A are intended to function as the development's main internal roadways, serving as connectivity corridors within and between the blocks and also generally serve as "dividing lines" between blocks. The maximum, individual Block permitted development shall be as follows:

Table 1: Blocks

Block I – Commercial / Office
Commercial – 190,000 s.f.
Office – 50,000 s.f.
Block II – Commercial / Office
Commercial – 215,000 s.f.
Office – 50,000 s.f.
Block III – Commercial / Office
Commercial – 365,000 s.f.
Office – 500,000 s.f.
Block IV – Commercial / Residential / Office
Commercial – 115,000 s.f.
Residential – 400 Units
Office – 500,000 s.f.
Block V – Commercial
Commercial – 106,000 s.f.
Office – 500,000 s.f.
Block VI – Commercial
Commercial – 70,000 s.f.
Office – 500,000 s.f.
Block VII – Commercial / Residential / Office
Commercial – 145,000 s.f.
Residential – 1,250 units
Office – 1,000,000 s.f.
Block VIII – Commercial / Residential / Office
Commercial – 57,000 s.f.
Residential – 1,000 units



Office – 600,000 s.f.
Block IX – Commercial / Residential / Hotel / Office
Commercial – 128,000 s.f.
Residential – 500 units
Hotel – 400 Rooms
Office – 600,000 s.f.
Block X - Block for Non-Building Uses (see below for development standards)
Block XI – Commercial / Hotel
Commercial – 25,000 s.f.
Hotel – 365 Rooms

Blocks I, ~~and II~~ and XI are generally identified for “Destination Retail” and may include larger scale commercial uses, either as single use or series of buildings, offices, community oriented retail uses, restaurants, as well as a mix of smaller scale buildings and uses served by interconnected surface parking (may be located in the front of buildings), pedestrian connections and similar facilities. Blocks I, ~~and II~~ and XI are generally bounded by Stirling Road, Bryan Road and Drive A. The primary access points are from Stirling Road, Bryan Road, and access to SW 18th Avenue, with additional internal connections within and the adjacent Blocks and those areas identified as “Existing”. Block XI includes those properties previously developed however, may be redeveloped through this process including Burger King, Hyatt Place and Hyatt House.

Blocks III, IV, V, VI, VII, VII and IX are generally referred to as the “Town Center” districts and may be also referred to as Lifestyle Uses. These areas are generally located in the northern portion of the site north of Drive A (note: a portion of Block III is located south and west of the intersection of Drive A and Drive E).

This area is envisioned to include commercial, office, hotel, restaurants, entertainment, and residential uses designed and developed in a compact, walkable environment served by both surface (on-street and off-street) and structured parking options. The primary access points for these Blocks are from Bryan Road with internal connections through Blocks I and II via a publicly accessible, private



extension of SW 18th Avenue, Boulevard A, Boulevard B and an additional private access from Stirling Road. These blocks include enhanced design and development features consistent with the street type and the adopted plat including but not limited to on-street parking, pedestrian amenities, plazas and public spaces, landscaping, multimodal improvements, art and architecture, and a mixture of building styles and heights.



Block X includes the area identified on the Master Development Plan as “Block for Non-Building Use” is included within the PMUD and DDG. Uses within this area may include utilities, including but not limited to FP&L, paving, driveways, stormwater, open space and recreation, landscape and buffering, bus stop, vehicular turnaround, and parking.

SEC (2) PERMITTED USES

Permitted Uses for Dania Pointe shall be as consistent with the Dania Beach Regional Activity Center (RAC).

- (1) Residential
- (2) Hotel
- (3) Commercial
- (4) Office
- (5) Employment Center
- (6) Parks and Recreation
- (7) Community Facilities
- (8) Transportation
- (9) Conservation
- (10) Utilities

Specific uses include the following:

- (1) Community meeting rooms, auditoriums, community centers, recreational facilities, libraries, halls, business center, conference center, private clubs and other places of public assembly
- (2) Retail and service establishments including department stores, grocery stores, farmer's market, marine market, home improvement centers, major appliance stores, furniture stores, liquor stores, package stores, wine stores, retail/grocery stores with wine and liquor, micro-breweries, restaurants, billiard parlors, bars or taverns for on-premises and or off-premise consumption of alcoholic beverages, night clubs, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, dry cleaning/laundry, deli, baked goods/bakery including those within a retail/grocery store, bowling alleys, indoor motion picture theaters, and theater for live stage productions; also includes uses utilizing a drive-thru facility, automotive parts sales. Note: with respect to liquor stores, package stores, wine stores; no free standing stores shall



be permitted fronting Stirling Road and or Bryan Road except as accessory to the big-box or big box liquor store and shall be in excess of 12,000 square feet in size. Large scale retail uses ("Big-Box") including uses such as warehouse club, discount retailer or similar, inclusive of accessory gas stations limited to one (1) gas station within Dania Pointe

- (3) Art studios and shops, museums
- (4) Parking lots and structures (may also be referred to as parking garage throughout the DDG. See also Section (5) Building (A) Building Types – Building Type 5 Parking Structures/Garages
- (5) Banks and financial institutions with and without drive-thru facilities
- (6) Open-air cafes, restaurants, with or without a drive-thru facility, and bars or taverns, including those with outdoor, rooftop and or sidewalk seating areas. Such uses shall be exempt from the standards within Section 110-200
- (7) Outdoor recreation, including commercial oriented recreational uses
- (8) Outdoor performance venues, stages and similar
- (9) Residential including multi-family/condominium
- (10) "Aging In Place" uses, residential assisted living/adult congregate care facilities, nursing homes, rest homes, convalescent homes, homes for the aged, and assisted living facilities
- (11) Hotels and lodging uses. Such uses shall provide internal room access only; no external individual room access is permitted
- (12) Business, medical, dental and professional offices and laboratories
- (13) Auto Sales, display/showrooms and related services including accessory service facilities, within a building.
- (14) Cell phone / cellular telecommunications tower (as existing or as may be relocated within Dania Pointe; however, shall not be placed adjacent to Stirling Road or Bryan Road.



Conditional Uses, Special Exceptions or Restricted Uses

No conditional uses or restricted uses shall be permitted.

Underage and teen club uses require a Special Exception for approval in accordance with Chapter 28, Article 630 of the City Code.

Prohibited Uses



- (1) Unscreened parking lots and parking garages not consistent with Permitted Uses-Specific Uses (4) identified above and as designed pursuant to Section (5) Buildings below
- (2) Adult Entertainment Businesses
- (3) Tattoo Parlor/shops
- (4) Veterinary hospital, including boarding kennel (whether overnight or daily), stockyard or animal raising establishment
- (5) Industrial, Warehousing or Manufacturing use which is determined to be a principle use.
- (6) Pawn shops
- (7) Auto Salvage Facility
- (8) Agricultural uses
- (9) Medical marijuana facilities/uses
- (10) Motels (lodging facilities with external room access(es)
- (11) Free-standing liquor stores facing Bryan Road or Stirling Road
- (12) Vehicle Storage, outdoor auto sales, and overnight parking except in association with residential and hotel uses.

SEC (3) DENSITY/INTENSITY

Dania Pointe shall be entitled to develop consistent with the following residential density and non-residential intensity standards in accordance with the MDP. The following standards including those provided on the MDP except where noted otherwise, shall be applied to Dania Pointe as a whole; Blocks identified on the MDP shall permit up to the maximum density and or intensity noted, providing the overall (total) number of units and square feet of non-residential uses are not exceeded. Any use existing within the boundaries identified shall not be included in the density and/or intensity calculations including maximum levels of development as identified within this section. In accordance with the approved RAC, Dania Pointe shall be limited to a maximum of 1,125,000 square feet Commercial, 1,000,000 square feet Office, 400 Hotel Rooms, 1,400 residential dwelling units (see also Sec (1)(A) Master Development Plan); exclusive of currently approved commercial square feet and hotel rooms in Block XI. It is understood that ancillary uses including those within hotels including but not limited to breakfast areas, business/meeting rooms, service areas, storage, etc., shall not be included in the maximum development totals above. Consistent with the Section 340-40(E) of the City Code and as previously identified, those entitlements within Dania Pointe which have not been permitted, applied for and or reserved (as may be approved by the City) December 31, 2030, shall be returned to the RAC and reapplied for.

SEC (4) BUILDING/LOT COVERAGE/LOT SIZE STANDARDS

Building/lot coverage standards and impervious area standards apply to the Dania Pointe development as a whole; standards shall not be applied to individual lot(s) or development sites within the boundaries of Dania Pointe. The maximum building/lot coverage standards are calculated based on buildings and vertical structures only. Impervious area standards are calculated based on buildings, vertical structures, roadways, driveways, sidewalks and parking facilities.

- (1) Lot Size Standards (acreage/sq.ft.): No minimum lot size is required.
- (2) Lot Width/Depth: No minimum lot width and/or depth is required.
- (3) The maximum lot (building) coverage shall be 75 percent.



- (4) The maximum impervious coverage shall be 90 percent.
- (5) Corner lots, multiple frontage lots and through lots shall be permitted in Dania Pointe; setbacks shall be provided in accordance with Section (5)(B) below.
- (6) Open Space: Open space inclusive of pervious spaces as well as plazas, public spaces, sidewalks, pedestrian amenities, amenity areas, public lakes, stormwater facilities or similar shall comprise a minimum of five percent of the total Dania Pointe acreage.

SEC (5) BUILDINGS

Building standards include those items generally pertaining to the height, perimeter setbacks and orientation; may also contain general design standards pertaining to development themes and visual appearance. As a mixed-use redevelopment project Dania Pointe has the potential for a variety of building heights and building uses per Block, according to the MDP. The building types provided in Table 2 are a template for the potential buildings within Dania Pointe. These building types are intended to provide a more predictable image of the buildings.

General Building Comments and Notes:

- (1) Building Height. Building height will be measured as indicated in Table 2. This provides flexibility considering the different uses proposed and the possible variety in floor to floor height requirements. Building height shall be consistent with Table 2 Building Types and shall comply with Article 220-20. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable.
- (2) Building Use. Building use identifies the types and combinations of uses that may be utilized within Dania Pointe.
- (3) Buildings shall comply with the Florida Building Code, latest edition.
- (4) Building Materials shall be per those listed in subsection (E) below.
- (5) Building Separation: Buildings shall meet the applicable Florida Building Code requirements for separation.

(A) BUILDING TYPE

The following table provides a representative list of potential building types for Dania Pointe. Ancillary uses as noted below in Table 2 are understood to be supportive in nature and include up to 49 percent of the floor area. Overall Building Heights are regulated as described in the "Building Height" section below.



Table 2: Building Types

Building Type	Building Height	Primary Use	Block(s)
Type 1. Commercial			
One-Story	Maximum: 40 feet	Commercial	I – IX, <u>XI</u>
Two-Stories	Maximum: 50 feet	Commercial	I – IX, <u>XI</u>
Three-Stories	Maximum: 75 feet	Commercial	III – IV, <u>XI</u>
Type 2. Office			
Low Rise	Maximum: 6 Stories (100 feet)	Office: may include ancillary commercial	I – IX, <u>XI</u>
High Rise	Maximum: 20 Stories (250 feet)	Office: may include residential and ancillary commercial, as allowed	I – IV; VII – IX
Type 3. Hotel			
	Maximum: 25 Stories (250 feet)	Hotel: may include ancillary commercial	IX, <u>XI</u>
Type 4. Residential			
Townhouse	Maximum: 3 Stories (60 feet)	Residential	IV, VII – IX
Low Rise	Maximum: 6 Stories (100 feet)	Residential: may include ancillary commercial	IV, VII – IX
High Rise	Maximum: 25 Stories (250 feet)	Residential: may include ancillary commercial	IV, VII – IX
Type 5. Parking Structure			
	Maximum: 10 Stories (120 feet). <i>Note: Parking Structures may be as tall as the adjacent residential building</i>	Parking: may include ground floor commercial or office	I – IX, <u>XI</u>
Type 6. Flex/ Other Building			
	250 feet	May include ancillary and accessory uses	I – IX, <u>XI</u>



Building Type 1 – Commercial

This building type is primarily commercial and may include an individual retail building, major retail store, part of a small retail center and may also be part of a shopping or lifestyle center. The building heights range from one story up to three stories. The primary facade for Building Type 1 is located adjacent to pedestrian areas. Entrances will be from the sidewalk or pedestrian areas. Sidewalks may include an arcade. Outdoor cafes and restaurant seating areas may be provided adjacent to the frontage.



Building Type 2 – Office

This building type is primarily office and may include residential and/or ancillary commercial. The building heights range from one story to six stories (low rise) and seven stories to twenty stories (high rise). It is likely that this building type will include multiple entrances located at sidewalk level, but may also be accessed from upper stories via an attached or detached parking structure.



Building Type 3 – Hotel

This building type is primarily a facility offering lodging accommodations to the general public and may provide ancillary services and other uses. These ancillary services may include commercial, restaurants, meeting rooms, entertainment and recreational facilities. The building may be a high rise structure up to 25 stories.



Building Type 4 – Residential

This building type is primarily residential and may include ancillary commercial in the low to high rise subtype. The building height range from one to three stories (townhouse), one to six stories (low rise) and seven to twenty-five stories (high rise). Building entrances to be located from the sidewalk or pedestrian areas. Building entrances may also be located within parking structures and internal accessways which may not necessarily be public in nature and provide access to the residents of the building.



Building Type 5 - Parking Structures/Garages

This building type is primarily for parking and may consist of either an independent parking structure or a parking structure with ground floor commercial, 1 to 2 story liner buildings and other similar uses and may be attached or detached. Where such building types are located adjacent to Boulevard A, Boulevard B, the first two stories shall be screened consistent with Section (2) Permitted Uses – Specific Uses (5) Parking Lots and Garages. Parking garages may also be attached to the residential building and be the same height as the residential building. This is intended to allow for tenant parking on the same floor/level as their residential unit.



Building Type 6 – Flex/Other

Building Type 6 is intended to provide alternative building types which may, as part of the mixed use nature of Dania Pointe, provide for alternative building types not identified in Building Types 1 through 5 above. Although not illustrated, Building Type 6 may be provided as part of the subsequent permitting process and may include industrial, park buildings, restrooms, mobility hubs, cellular telecommunication towers and accessory (related uses) for such towers, enclosed dumpster and/or similar uses.

(B) SETBACKS

- (1) Except as provided below, a 15' building setback shall be required from the external PMUD property lines.

Dania Pointe shall provide a minimum 25' building setback, specific to principal structures, where adjacent to the following:

- (1) Bryan Road



- (2) Stirling Road
- (3) 18th Avenue (public portion)

A building setback shall not be required where adjacent to existing buildings not included within the Master Development Plan, SW 18th Avenue and/or the private extension of SW 18th Avenue (Boulevard A).

- (2) Buildings and structures with rear facades adjacent to Bryan Road or Stirling Road south of Drive A shall increase the property perimeter setback along the width of the building adjacent to the road to ~~40-30~~ feet unless the building/structure is designed to appear like the front of the respective building through the use of similar building materials, appurtenances, articulation, spacing of alternative building and design materials, if provided, etc.
- (3) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within Dania Pointe. Except where necessary to provide intersection site distance(s), minimum 5' setback for building frontages shall be provided along internal roadways measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.
- (4) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PMUD property line or at the right-of-way line.
- (5) Building Attachments as identified in Section (D) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this section and Dania Pointe are not subject to City Code Sec. 215-10 (B).
- (6) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.

(C) ORIENTATION

Except for existing buildings located in Block XI, bBuildings shall be generally oriented internal to the development, toward public rights-of-way, and the major roadways as identified on the Master Development Plan including Boulevard A, Boulevard B and Boulevard C. Building storefronts, public spaces and similar are to be oriented towards the internal roadway network including the major roadways; garages, loading areas and service areas including service driveways are intended to be located to the side or rear of buildings. Driveways and access to parking lots and garages may be oriented and located to the major roadways; however, shall be minimized in number where practical. Exceptions to this standard include small scale (pad) buildings and uses and those buildings adjacent to (facing) I-95 and Stirling Road. Buildings that are adjacent to property perimeters are to provide façade enhancements facing Bryan Road, Stirling Road and Interstate 95. See also Section (B) above.

This standard is not intended to restrict the placement of buildings and/or the location of building entrances.

(D) BUILDING ATTACHMENTS

Building Attachments are generally defined as any feature secured to the façade of the building, such as awnings, loggias, arcades, or similar. Awnings, canopies, or similar shade structures



may be provided and may encroach into prescribed building setbacks provided they do not interfere with pedestrian, landscaping materials, and/or vehicular movements. Graphics, including signage may be affixed to building attachments as regulated by the DDG.

(E) BUILDING ARCHITECTURE

(1) Design Intent

- i. The buildings of Dania Pointe are to be designed to create a high quality signature character while providing a visually interesting mixed-use development. Buildings are exempt from the specific standards of Section 510 and 515; buildings, building features and articulation are to be provided with the respective Site Plans and as provided below.

(2) Building Design

- i. Building facades shall be designed to continue the character established by the front or primary building facade. Buildings located within Blocks III, IV, V, VI, VII, VIII, and IX and at an internal roadway corner shall feature a distinct corner element.



- ii. Building facades shall include articulation of the building facade to reduce the overall mass of the walls. This articulation shall include:



1. Façade projections and recesses that may be coordinated with changes in wall color or material
 2. Variation in overall building height
 3. Arcade/colonnade, Canopies or Balconies
- iii. Buildings adjacent to FP&L: Those portions of the building facing the FP&L easement will not require articulation. Adjustments will be provided for rooflines and materials only; landscaping will be provided where possible.
 - iv. Exemption to this standard includes Service Areas. Those portions of the building enclosed or screened for service and/or facing the FP&L easement will not require articulation.
 - v. There are no maximum building dimensions/lengths as required in Section 230-10.



(3) Building Materials

- i. The building materials will serve as a reinforcement to the objective of creating a high quality signature character for Dania Pointe and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials as provided below in subsection (6) such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile are encouraged.
- ii. Building materials shall be used to compliment the architectural style of the building and vary in texture and type to accentuate the public entrances / exits, façade projections and other architectural features.
- iii. Glass used as an exterior material shall be clear or lightly tinted. The use of reflective glass will require coordination and approval with the Federal Aviation Administration and/or Florida Department of Transportation (Aviation Division).
- iv. Existing buildings within Block XI shall be exempt from this standard until redeveloped consistent with Sec (15)(l).
- v. Materials listed below are the recommended materials within Dania Pointe. Materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan.



1. Paver Options:

- a. Slab Pavers
- b. Narrow Modular Pavers
- c. Precast Concrete Pavers

2. Vehicular Paver:

- a. Stamped Asphalt
- b. Color Concrete
- c. Stamped Concrete
- d. Colored Asphalt



3. Decorative Wood Tile:

- a. Preservation Wood Tiles with Concrete Subsurface

4. Seat Wall Options:

- a. Poured in Place Concrete Seat Wall
- b. Concrete Block Wall with Smooth Stucco Finish

5. Planter Pot Options:

- a. Cascade Concrete Planter Pot
- b. Wilshire Rectangular Planter
- c. Pots as approved by the ownership entity

6. Building Materials (see Subsection (4) below for additional information regarding colors):

- a. Composite Panel



- i. CP-1 Trespa Meteon (Various sizes, colors and textures)
 - ii. CP-2 Prodema (Various sizes and colors)
 - b. Masonry
 - i. CMU-1 Arriscraft Renaissance (Georgia, USA) 4" Veneer Masonry Units (Various sizes, colors and textures)
 - ii. CMU-2 Arriscraft Arris tile Renaissance (1" tile unit) (Various sizes, colors and textures)
 - iii. CMU-3 Arriscraft Contemporary Brick (Various colors)
 - iv. CMU-4 Arriscraft ArrisStack (Various colors)
 - v. CMU-5 Arriscraft Old Country (Various colors)
 - vi. CMU-6 Arriscraft Quoins
 - vii. CMU-7 Arriscraft Sills
 - viii. CMU-8 Integrally Colored CMU
 - ix. CMU-9 Arriscraft Matterhorn
 - c. Synthetic stucco
 - i. Dryvit - Limestone Finish (Various Colors)
 - ii. Dryvit - Reflectit (Various Colors)
 - iii. Dryvit - Standard Finishes (Various Colors)
 - d. Tile
 - i. T-1 Emser Tile 15 X 30 Exterior Panel

(4) Building Colors

The color palette for the exterior building materials shall be neutral earth tones with accent colors. An accent color may be used to emphasize architectural form or material texture.

Accent colors may also be used to emphasize the brand of the retail establishment in Type 1 Commercial Buildings.

(F) LOADING/UNLOADING SPACES

Service areas including loading/unloading spaces, areas or similar serving semi-trailers not located within the interior of the building and within 100' of the identified perimeter located along Bryan Road and Stirling Road, shall be designed to include screen walls, landscaping, and other treatments to limit the visibility of the service area to the adjacent public street. Service areas shall be located outside of a public roadway and off of private boulevards, where practical, and identified through signage or other similar means. Where loading/unloading is proposed within the road/driveway, at least one vehicular travel lane shall be preserved to ensure the flow of traffic.

Loading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of Dania Pointe, no minimum number of loading/unloading spaces shall be required. The sharing of such spaces (areas) between individual tenants, uses and buildings within Dania Pointe shall be permitted.

(G) SERVICE STRUCTURES AND USES



These standards are intended to guide the design and development of service structures and uses including dumpsters and HVAC units, utility boxes and other similar equipment.

- (1) Building Mechanical, Electrical, Communication and Service Equipment
 - i. All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area. Screening shall be as required under building service and loading areas per Section F Loading / Unloading Spaces.
 - ii. All rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view of the public right-of-way. The following appurtenances or necessary extensions above the roofline that require screening include: air conditioning units, large vents, heat pumps and mechanical equipment.
- (2) Building Refuse Collection
 - i. Trash dumpsters are to be located in close proximity to the building service areas. For trash dumpsters not located within an enclosed service area provide screen walls that are of a durable, complementary material as the adjacent building; landscaping may be provided to screen these areas as well. Dumpsters, compactors and similar uses shall be enclosed within buildings or screened using walls or fences to match the architecture and color of the building which it serves.
 - ii. Trash compactors attached to the building are to be located within the building service area and screened as required under building service and loading areas per Section F Loading / Unloading Spaces.
 - iii. There are no minimum or maximum trash/dumpster enclosure sizes. Pedestrian openings are not required but can be provided. Trucks accessing dumpsters are not allowed to back into public roadways or private boulevards but are allowed to utilize all other street types. Dumpsters shall follow the same setback requirements as principal structures.
- (3) Cart Storage
 - i. If a use within Dania Pointe requires exterior storage of shopping carts, the shopping cart storage area shall be screened with screen walls that are of the same material as the associated building. This section does not apply to cart corrals located within parking lots.
- (4) Vehicular service areas for multiple buildings shall be consolidated whenever practical.

SEC (6) CONNECTIVITY

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Dania Pointe project including incorporating internal multi-modal opportunities. The private roads and sidewalks for Dania Pointe will generally connect to the existing City, County and or State roadway and sidewalk network. Note: SW 18th Avenue is public until the point at which the southern property line of Hyatt intersects with the (generally) northern property line of Hilton Garden Inn. From that point to the north, SW 18th Avenue becomes Boulevard A and is private. Publicly maintained roads proposed or modified in association with Dania Pointe will be designed to applicable roadway standards, such as FDOT and Broward County. Onsite roadways will be designed to these DDG and the applicable portions of the City Code.



For reference purposes, the following Plans are provided in the Appendix:

- A. Vehicular Circulation Plan (Appendix A),
- B. Pedestrian Connectivity Plan (Appendix B),
- C. Bicycle Connectivity Plan (Appendix C).
- D. Multimodal Connectivity Plan (Appendix D).

(A) ROUTES/ROADS/DRIVEWAYS

Major Roadways are identified as Boulevard A, Boulevard B, Boulevard C, Avenue A, Avenue B, and Avenue C; Minor Roadways are identified as Drive A, Drive B, Drive C, Drive D, Drive E, Drive F and Accessway. Roadway Types are described in in Table 3 and the crosssections provided below. All new internal vehicular circulation routes/ drives within Dania Pointe including major roadways, are private; roadways shall be constructed to the standards below. Such vehicular routes include roadways, sidewalks, pedestrian crossings, on-street parking, landscape areas/verge, lighting, drainage, bike lanes, irrigation, utilities, signing/markings, street furniture and bus/shuttle stops and route information, as applicable. Driveways are intended to provide public access to buildings and uses.

Roadways, as identified on Appendix A, can be used by the general public and maintained at the expense of the Master Developer.

Vehicular Circulation Types within Dania Pointe are all private and shall generally conform to the following standards:

- Roadways shall provide drainage facilities either through curb and gutter system, crown, inverted crown or alternate.
- Traffic calming measures including but not limited to roundabouts, traffic circles, signage, striping, raised pedestrian crossings, etc., may be provided within the internal roadways.
- Roadways shall include the following items, as applicable:
 - o Sidewalk along both sides, except along those roads as shown on the Pedestrian Connectivity Plan
 - o Drainage structures
 - o At least a 6" vertical curb, or curb and gutter section (as may be modified); breaks in curbs are allowed to facility drainage as necessary. Extruded curb placed on top of asphalt is not allowed.
 - o Flumes, sidewalk chases, sidewalk flumes
 - o Manhole lids, drainage structures/lids permitted in sidewalks
 - o High emphasis or decorative cross-walks, accessible ramps or similar
 - o Bike lanes
 - o Sharrows
 - o Trench drains and linear-type drainage collection systems
 - o Encroachments such as awnings and canopies may be allowed where the height provided does not conflict with vehicular traffic and landscape materials.



- o Pavers and other surface treatments are allowed for use on all internal drives, streets, sidewalks, parking and crosswalks.
- o Bus/shuttle stops with benches and shelters.
- Onsite private roadway pavement sections shall be constructed to designs as recommended by a licensed geotechnical engineer.
- Sight triangles at intersections with public roadways shall conform to State/County requirements. Internal sight distance requirements do not apply within Dania Pointe; however, a ten (10) to fifteen (15) foot standard shall be considered.

The roads and driveways proposed to be constructed within Dania Pointe will be part of a greater street hierarchy developed to organize building uses and activities. The street hierarchy includes the Major Roadways and Minor Roadways as identified in Table 3 below which provide increased accessibility throughout Dania Pointe connecting to the external public roadways and help define blocks, and minor roadways which generally provide internal connections within and between blocks and the major roadways. Minor roadways typically do not include a median. The goal is to balance vehicle mobility and access with pedestrian comfort, accessibility and safety in mind. The following table provides a representative list of potential Vehicular Circulation Types for Dania Pointe. Note: Roadway cross-sections may be amended to meet FDOT or County requirements where Dania Pointe's roadways intersect these (FDOT or County) roadways.



Table 3: Vehicular Circulation Types (1)

Vehicular Circulation							
Type	Travel Lanes		Median	On-Street Parking (3)		Adjacent Non-Vehicular Circulation	
	Number	Width (2)		Parallel	Angled	Sidewalk (4)	Bike Lane (5)
Major Roadways							
Boulevard A	4	11 feet (6)	5 feet	N/A	N/A	7 feet	4 feet
Boulevard B	4	11 feet (6)	5 feet	N/A	N/A	6 feet	4 feet
Boulevard C	2	11 feet	5 feet	N/A	N/A	6 feet	4 feet
Avenue A	2	15 feet	5 feet	8 feet	18 feet	10 feet	N/A
Avenue B (7)	2	15 feet	N/A	8 feet	18 feet	10 feet	N/A
Avenue C	2	15 feet	N/A	8 feet	18 feet	10 feet	N/A
Minor Roadways							
Drive A	2	11 feet	N/A	N/A	N/A	6 feet	4 feet
Drive B	2	11 feet (8)	N/A	N/A	N/A	6 feet	4 feet
Drive C	2	11 feet (8)	N/A	N/A	N/A	6 feet	4 feet
Drive D	2	15 feet	N/A	N/A	N/A	6 feet	N/A
Drive E	2	11 feet	N/A	N/A	N/A	6 feet	4 feet
Drive F	2	15 feet	N/A	N/A	N/A	6 feet	N/A
Accessway	1	11 feet	N/A	N/A	N/A	6 feet	N/A

Notes:

- (1) The dimensions provided in Table 3 represent minimum required dimensions.
- (2) The lane widths refer to single travel lane widths. Travel lanes do not include turn lanes.
- (3) On-street parking to be either angled or parallel parking adjacent to a travel lane.
- (4) The minimum sidewalk dimension refers to the width of the sidewalk. The widths of the sidewalks are intended to provide unobstructed pedestrian movement. Refer to Section 6(B)
- (5) Refer to the Bicycle Connectivity Plan, Appendix C, for the location of bike lanes
- (6) Roads with four lane sections may have a 10 feet inside lane
- (7) A pedestrian plaza occurs, refer to Avenue B (see below)
- (8) Where bike lanes do not occur, minimum lane width to be 15 feet. Refer to Appendix C Dania Pointe Master Bicycle Connectivity Plan. Sharrows may be provided on 15' wide lanes.



Landscaping types shown below are graphical. Landscape will be submitted as part of the site plan submittal and will be per Section (8) Landscaping - Buffering.

Boulevard

Boulevards within Dania Pointe are a formal entrance to Dania Pointe with a landscape median. A pedestrian connection shall be provided on at least one side of the boulevard to connect Dania Pointe with the City's, County's or FDOT's sidewalk network. Note: no landscape is required along the boulevard where a patio or storefront are located adjacent to the roadway. Sidewalks shall be unobstructed except for traffic control devices.



Boulevard A

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS



Boulevard B

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS





Boulevard C

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

Avenue

Avenue A and B shall include a landscape median, public space or a water feature; Avenue C shall not be required to provide these features. Off-street parking may also be incorporated in certain sections. In general, avenues are adjacent to commercial, office and hotels that will generate a higher pedestrian volume. To support the higher volumes of pedestrians, the avenue provides a shorter pedestrian crossing distance and sidewalk buffering with on-street parking.



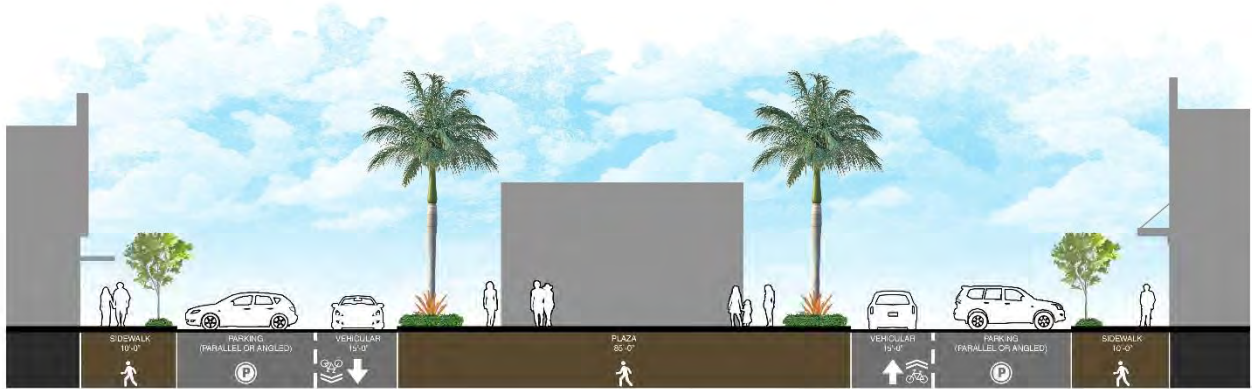
Avenue A

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



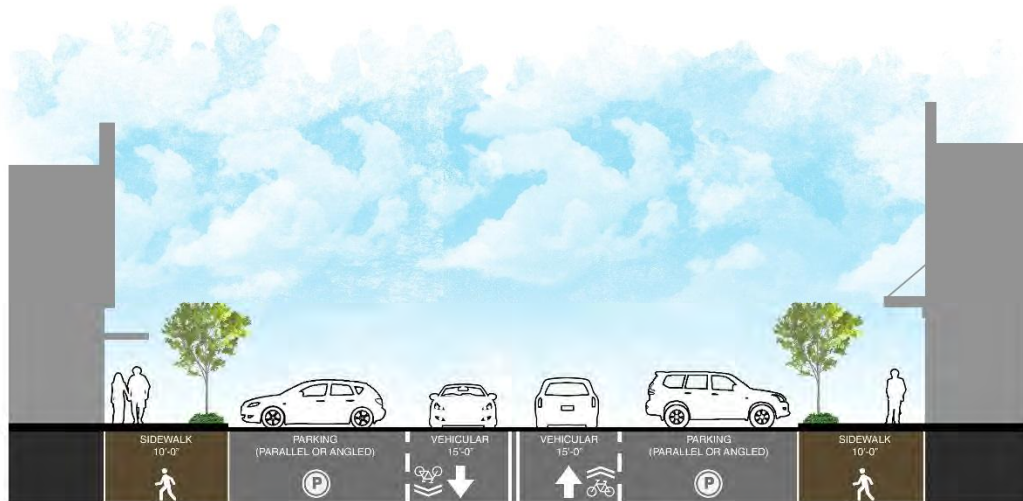


Avenue B

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



Avenue C

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED

Drives

Drives do not include a median or on-street parking. A non-vehicular connection shall be provided on at least one side of the drive to connect Dania Pointe with the City's, County's or FDOT's sidewalk network.



Drives may be located within areas where buildings front the drive on one or both sides and may also provide, albeit not intended to, access to service areas (unloading/loading); however, drives are not required to front a building and may also front pedestrian areas, parking facilities, landscape/buffering or similar. Drive aisles (i.e., those areas providing direct access to parking spaces typically within a parking facility and/or structure) are not included in this definition and standard.



Drive A

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS



Drive B

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



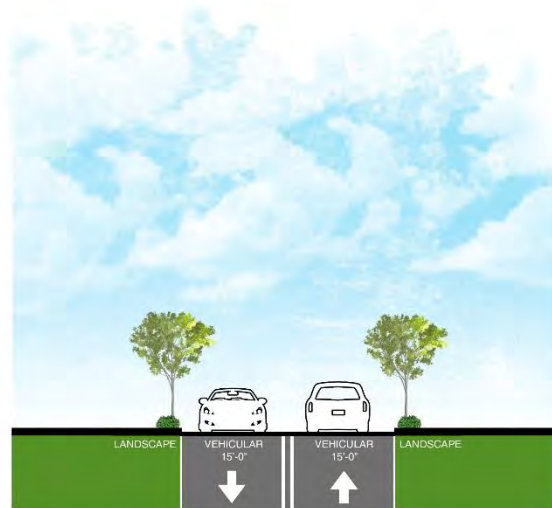


Drive C

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



Drive D

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.

* 6'-0" MINIMUM SIDEWALKS TO BE PROVIDED ON SIDE OF STREET WHERE OCCUPIABLE BUILDINGS OCCUR.





Drive E

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

- * LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- * SHARROWS WITH 15'-0" TRAVEL LANES MAY BE USED IN LIEU OF BIKE LANES.



Drive F

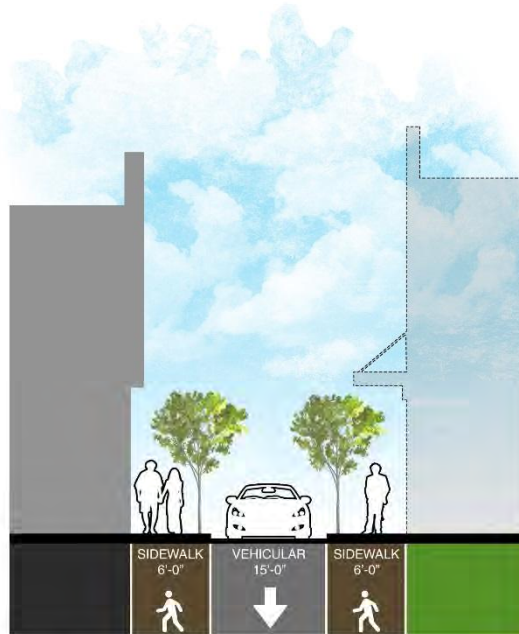
DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

- * LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- * 6'-0" MINIMUM SIDEWALKS TO BE PROVIDED ON SIDE OF STREET WHERE OCCUPIABLE BUILDINGS OCCUR.



Accessway

An Accessway is typically more single-purpose than the other vehicular circulation types, providing access to parking areas, parking structures, loading areas and service bays. This roadway type provides additional circulation opportunities to the entire street network within Dania Pointe. Sidewalks along this type are typically smaller as the volume of pedestrians is less. Landscaping is also generally minimal along this type to minimize the width of the cross section and allowing for wider pedestrian and landscape areas along other vehicular circulation types.



Accessway

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE
3: VEHICULAR CIRCULATION TYPES

* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE
GRATES OR PLANTERS.

(B) SIDEWALKS

- (1) Sidewalks within Dania Pointe will serve as the main pedestrian facilities and shall be designed to create a comfortable, outdoor public space to accommodate a range of active and passive pedestrian activities. Sidewalks and pedestrian corridors within Dania Pointe shall maintain a clear unobstructed width and maximum slopes as required by the Florida Accessibility Code.
- (2) Sidewalks can be attached to curbs or detached.



- (3) Sidewalks shall be constructed to meet minimum density requirements set forth by the Florida Building Code and as recommended by a licensed geotechnical engineer. The criteria within the City Land Development Code Article 225 and 245 shall not apply to Dania Pointe.
- (4) Pedestrian crossings will be highlighted by changes in material, finish treatment, and or elevation, including, but not limited to, stamped or colored concrete and pavers. Striping may also be used. In addition, appropriate pedestrian treatments, such as handicap ramps will be provided at all intersections and pedestrian crossings, where needed, to accommodate the mobility needs of patrons.
- (5) Internal vehicular circulation will include, at a minimum, a sidewalk at least 5' in width. Sidewalks along major roadways are outlined on the Major Pedestrian Connectivity Plan and Roadway (Vehicular Circulation) Types (Table 3 and the accompanying cross-sections).
- (6) "Squeeze" points along sidewalks and pathways shall maintain a minimum 42" width.

(C) PUBLIC SPACES

Public Spaces shall also be counted towards open space standards and may be used within Dania Pointe to highlight prominent areas of the project and to provide opportunities for formal and informal gatherings, pedestrian congregation and other social encounters. A public space would include open space, plazas, arcades, courtyards, multipurpose fields and will be in the areas noted currently in the DDG Entertainment District (Appendix F) would occur at Blocks VI and IX and would be where band stands / stages / amphitheater would be limited to. Entertainment district could also include the same amenities of a public space. Public spaces may include storm water facilities or similar, the storm water facility shall be designed to complement the public space through the use of pedestrian pathways, benches, shade structures, signage or similar features. Public space(s) should be located in areas with increased visibility from roadways and in prominent areas of the project. At a minimum, a public space area on Avenue B and in Block IX shall be provided.



(1) Water Features

Water features may be used within open space areas of Dania Pointe, within medians or within lots/blocks within Dania Pointe. The water features may include large or small fountains that are either interactive or formal.

(2) Site Amenities/Hardscape



Pedestrian-scale site amenities and hardscape features shall be included within Dania Pointe. These may include seating opportunities, such as benches, low walls and wide planter edges, pedestrian scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, kiosks, tables and chairs. Predominately, amenities are to be located within Blocks III, IV and V. Site Amenities listed below are the recommended materials within Dania Pointe. Materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan:

- a. Tree Grate – Chinook
- b. Bike Rack (Ring or FGP)
- c. Bench (Parc Vue or SCB 1600)
- d. Litter Bin (Chase Park or MLWR200)
- e. Lounge Furniture (Madagascar)
- f. Permanent and Retractable Bollard (Stainless)
- g. Additional Items include but not limited to (materials to be determined at Site Plan):
- h. Public Art
- i. Fountains
- j. Statuary
- k. Accent Lighting
- l. Landscape planters



(D) TRANSIT

Dania Pointe proposes to add two new bus stop pads; one on Bryan Road towards the north of the development, and one on Stirling Road towards Bryan Road. Also an existing bus stop is located in front of the Frontier parcel on Stirling Road near NW 18th Street. The site circulation is laid out such that buses may route internally should transit route onsite (internal). See also Appendix D Multimodal Connectivity Plan.

SEC (7) PARKING

Dania Pointe has the ability to share parking facilities, surface, structured and on-street within and between individual uses including the respective Mixed Use Areas. In addition, parking facilities shall be subject to the following:

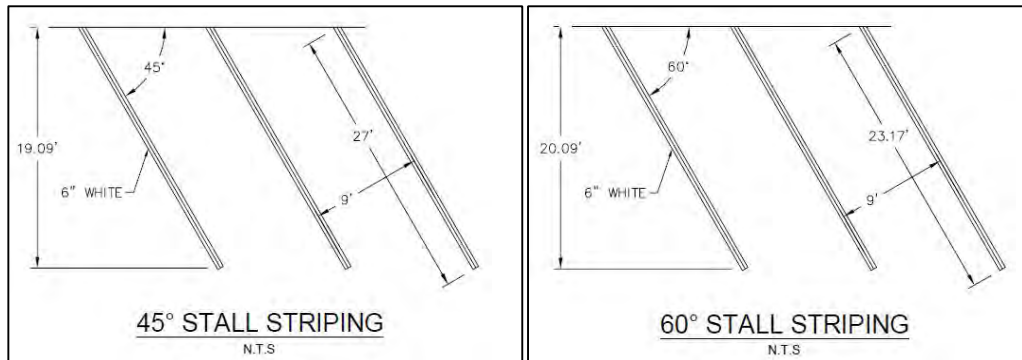
General:

- (1) Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/unparked without moving



another, except for parking structures which may be designed to allow tandem parking and/or valet services.

- (2) No parking space may encroach, hinder or otherwise block a public roadway or an internal Boulevard.
- (3) Combined loading areas. Collective, joint or combined provisions for loading areas for two or more buildings or uses may be made.
- (4) Due to the nature of valet parking, no minimum parking space standard shall be required with regard to spacing, size/dimensions and minimum aisle widths.
- (5) Parking spaces may be located within required building setbacks.
- (6) Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- (7) Off-street parking provides surface parking within a lot located off a public roadway or internal boulevard. In general, surface parking shall be provided with 90-degree parking stalls with a minimum dimension of nine feet wide (9') by eighteen (18) feet deep with a minimum drive-aisle of twenty four (24) feet wide. This length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained.
- (8) Angled parking (45 degree and 60 degree) may be used within Dania Pointe. For 45 degree angle spaces, on-street parking spaces shall be a minimum of nine (9) feet wide by 19'1" long; measured as shown on 45 degree stall striping image below; for 60 degree angle parking spaces, on-street parking spaces shall be a minimum of nine (9) feet wide by 20'-1" long measured as shown on 60 degree stall striping image below. *Editorial Note: the images below are added*



Accessible spaces shall be 12' wide with a 5' access aisle; length for angled parking will match lengths shown above for 45 and 60 degree angle parking spaces. Drive aisles with two-way angled parking may be a minimum of twenty two (22') feet wide. Parallel parking spaces shall be a minimum of eight (8') feet wide by twenty-three (23') feet long.



- (9) On-street parking provides additional parking opportunities and greater access to businesses. On-street parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) long for angled parking or eight (8) feet wide by twenty three (23) feet long for parallel; this length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained. Where on-street parking occurs, mid-block crossing opportunities will be provided.
- (10) Vehicle stacking spaces shall measure nine (9) feet wide by eighteen (18) feet long and shall be provided in a number sufficient for the use of the tenant. A bypass lane is not required.
- (11) Structured parking provides an increase in the amount of parking provided within a smaller footprint. Some surface parking may be converted to structured parking. Structured parking may be provided as part of proposed commercial, residential, hotel or office uses or independent of any other use.
- (12) Up to 15 percent of the total required parking may be provided through grass parking. Consistent with Sec 265-110, twenty-five percent of the total grass parking area may count towards satisfying required pervious area. Parking provided pursuant to this standard shall be identified on the Site Plan.
- (13) The design and outward appearance of parking facilities and structures (garages) shall incorporate design elements of Dania Pointe. Structured parking shall be considered a building and be held to the same requirements noted for buildings. Such uses must be screened landscape features, hardscape features including but not limited to pedestrian facilities, benches, signage, kiosks, or similar. Parking structures /facades shall be screened by either liner buildings not to exceed two stories in height or through the use of building design/architectural features; such features shall not exceed 50 percent of the façade to allow for increased light and ventilation.
- (14) Parking within structures may be eight feet, six inches (8'-6") wide by eighteen (18') feet long. A one (1') foot clearance from columns and walls is allowed. Parking garage slopes



may vary per structure design. If sanitation, emergency or maintenance vehicles are designed to be allowed to the lower floor of structures, a fourteen (14)' foot clearance shall be provided. The Florida Building Code minimum width and clearance must be maintained at all times.

- (15) Compact spaces shall be a minimum of eight feet wide (8') by sixteen (16') feet long. Compact spaces shall be marked / designated on the Site Plan and when constructed. No more than 10 percent of Dania Pointe's parking spaces may be compact spaces.
- (16) Dead end parking aisles are permitted when a bump out or back up area is provided. These areas are not permitted to serve as loading/unloading areas unless otherwise noted on the site plan.
- (17) There is no minimum or maximum distance from a parking facility and its associated use.
- (18) The use of wheel stops is discouraged within Dania Pointe. If a curb, curb-stop, bollard or similar cannot be provided and wheel stops are used, they shall be painted, provide reflective materials or otherwise set aside from the parking space for increased visibility. The use of wheel stops requires the Dania Pointe Master Developer's approval.
- (19) Parking may be shared between uses and buildings provided the minimum parking standard, below, is provided for the entirety of Dania Pointe.

Required Number of Spaces for Parking. Dania Pointe is a mixed use project incorporating commercial/retail, office, hotel, residential and related open spaces. It is understood that mixed use projects are intended to provide for shared infrastructure including parking facilities whether in the form of surface parking and or parking garages. The required minimum number of parking spaces for each use shall be:

Minimum Parking Standard:

(1) Non-Residential Uses

Commercial/Office: 4.0 spaces per 1,000 square feet GLA

Hotel/Lodging: 0.5 spaces per room

(2) Residential Uses

Studio/1BDR: 1.0 spaces per dwelling unit

2 or more BDR: 1.5 spaces per dwelling unit

(3) Bicycle parking:

No more than 3 percent of the total required automobile spaces. Outparcels shall provide at least one 3-space bicycle rack per building to satisfy this requirement.

Within Residential and Office uses, bicycle parking shall be provided within the respective site and identified on the Site Plan; Retail uses may provide bicycle parking across the entire Block and within centrally located facilities. Bicycle parking may be provided within structures including parking garages.

Supporting uses provided as part of a hotel or similar use (i.e., restaurant, offices,



and convention/meeting space) shall provide parking spaces at 50 percent of the Minimum Parking Standard noted.

Exempt Parking Uses: Due to the nature of Dania Pointe and the number and/or location of parking facilities available, the following uses are exempt to the minimum parking standards:

- (1) Community centers,
- (2) Recreational facilities,
- (3) Other places of public assembly,
- (4) Outdoor theaters/amphitheater,
- (5) Similar uses.

SEC (8) LANDSCAPING-BUFFERING

Landscaping, including vehicular use areas, within Dania Pointe shall be integrally designed to enhance the high quality signature character and visual interest of the overall development while implementing Florida Friendly design principles. Landscaping shall be used and located throughout the development as outlined within the DDGs. Buffers and landscaping are proposed based on the intensity of development within the planned development areas. The purpose of these provisions is to assure compliance with the Dania Pointe buffering and landscaping guidelines. The project has been designed to require increased buffering and landscaping provisions based upon the proximity and style of buildings near public right of way. Buffers are not required to be relocated if the setback is reduced due to future right-of-way dedication(s).



- (1) Buffer Dimension and Design. The following establishes the minimum buffer design requirements and minimum widths:
 1. Type 1 Buffer: 10' width – one (1) canopy tree and five (5) shrubs for every 40 linear feet.
 2. Type 2 Buffer: 20' width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.
 3. Type 3 Buffer: ~~40'~~30' width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.
- (2) Buffer Application. The following establishes required buffers for the following and may be exceeded by the applicant:
 1. Stirling Road and Bryan Road (from the intersection with Stirling Road to the first right in/right out): Type 1 Buffer. Zero buffer may be utilized if a pedestrian amenity area, outdoor seating, or plaza is provided with no intervening vehicle use area.
 2. Bryan Road: Type 3 Buffer with the following exception: Type 2 Buffer may be implemented at locations where buildings abutting the public right-of-way, adjacent



to front building facades that feature entrances or adjacent to rear or side facades that provide substantive fenestration to give the appearance of a front (entrance) façade or provide the appearance through the use of similar building materials, appurtenances, articulation, spacing or alternative building and design materials. Type 2 Buffer may also be implemented where no building is provided along the right-of-way. Buffers may be reduced and are not required to be relocated if the setbacks and or buffer width is reduced due to future right-of-way dedication(s) and the platting process.

3. I-95: Type 1 Buffer. The buffer may be provided along the back of curb rather than along the right-of-way. No trees are required within the portion of the buffer that encroaches an FDOT drainage easement.
4. Buffers between the PMUD and all other boundaries, including along public roads such as SW 18th Street: Type 1 Buffer. The buffer width may be reduced to 5' if the buffer includes an opaque fence or wall that is 6' in height.
5. No buffer is required between the FP&L easement and adjacent property, and between the existing hotels and Dania Pointe. No buffer is required where a travel lane, driveway, roadway or similar is bifurcated by a property line or where the PMUD Boundary is located adjacent to a driveway, parking area or travel lane.
6. Within Buffers, the required trees and shrubs may be clustered to provide view corridors to signage and allow for clearance for utilities, drainage, and visibility at intersections. The distance between landscape cluster areas shall not exceed 80 feet subject to the location of roadways, driveways, signage and or infrastructure.
7. The area in front of Burger King is potentially utilized for interstate signage, light poles, traffic signal poles, power poles, and other signage. As this is a densely commercial area, the area between Burger King and Stirling Road is not intended to be utilized as a buffer. If the Burger King parcel is redeveloped, a minimum 6' width buffer will be provided if possible with no fences or walls. If right-of-way is required to be dedicated by FDOT in the future and the effective width of the buffer is reduced, plantings will be provided to the extent possible given the remaining width.

(3) Additional Buffering Standards:

1. No buffers are required between areas within the District including between Blocks.
2. Fences, walls, and hedges are allowed along the interior edge of the buffers as well as throughout the development. The maximum height of fences and walls is ten (10) feet in height for screening purposes. Fences and walls proposed for ornamentation purposes are allowed to a height of maximum five (5) feet. Barbed wire fences are prohibited.

(4) General Landscape Standards:

1. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. In general, landscaping when used within a sidewalk shall include



trees that provide shade and aesthetic enhancements without conflicting with vehicle or pedestrian movement, awnings or signs.

2. Landscape and Irrigation Plans may be at a consistent scale as the site plans provided as part of specific submittals to the City; however, plans, specifically irrigation plans, may be provided at a maximum scale of 1"=50'.
 3. Tree grates within sidewalks and other publicly accessible areas shall be provided for trees planted within sidewalks less than 10' in width. Where tree grates are not provided, raised curbs, shrubs, or other material will be provided.
 4. Root Barriers:
 - a. Trees installed within five (5) feet of utilities or a sidewalk shall provide a root barrier; utilities and site amenities may be permitted to within seven feet, six inches (7'-6") of a tree.
 5. Tree Equivalency Standards. For the purposes of calculating required trees (but not for mitigation replacement):
 - a. One (1) large Palm with a typical DBH at maturity larger than 12 inches or greater shall be the equivalent of one (1) canopy tree.
 - b. A grouping of three (3) palm trees with a typical DBH at maturity of less than 12 inches shall be the equivalent of one (1) canopy tree.
 - c. Palms with typical DBH at maturity of less than 12 inches that are specified with trunks emerging from a common root ball shall be equivalent to one (1) palm tree.
 6. Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.
 7. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.
 8. Mitigation replacement trees, replacing trees removed as a part of a permitted activity, may be counted towards trees required under development standards. For example, trees required for buffers, street trees, and non-buffer areas per this DDG document or City Code may be counted toward mitigation for trees removed.
- (5) Street Trees shall be planted along Boulevards, Drives and Avenues, per the following parameters:
1. Boulevard street trees: One (1) Canopy tree, intermediate tree or palm at 50 feet on center (max) spacing at road edges and 40 feet on center (max) spacing within medians.
 2. Drive and Avenue street trees: One (1) Canopy tree, intermediate tree, or palm at 40 feet on center (max) spacing at road edges, planted in a min 4'x4' tree grate, tree planter or as part of a landscaped strip at the road edge.
- (6) Landscaping within non-buffer areas shall be consistent with the following:
1. Parking structures and garages shall be exempt from landscaping requirements
 2. An area, or combination of areas equal to 8% of the total vehicular use area (VUA), exclusive of perimeter buffers, is required to be devoted to interior VUA landscaping. This standard shall be applied on the overall Dania Pointe and is not required for each block, parcel, or individual development.



3. Required landscape for non-buffer landscape areas, inclusive of interior VUA landscaping:
 - a. One (1) tree or palm and ten (10) shrubs are required for every 2,000 square feet of required non-buffer landscape area, excluding specific purpose landscaped open spaces such as designated recreation spaces (including safety zones), grass amphitheaters, stormwater treatment areas, swales, or similar.
 4. Landscape islands shall be provided at the ends of a parking aisle and are encouraged throughout the surface parking areas to break up the expanses of the parking area. Islands must be of sufficient width to accommodate the plantings being proposed within them or root barriers, drip irrigation and other methods shall be implemented. Interior landscape islands may be clustered so as to provide larger, functional islands at the end caps.
 5. Terminal and intermediate islands shall generally require at least one (1) tree or palm and shall be a minimum of 7' wide (back of curb to back of curb) or as practical to provide a suitable planting area. Terminal and intermediate islands must be a minimum of 7' wide for a Canopy tree. A maximum of 20 spaces may be provided between intermediate landscape peninsulas. Wider end islands may be provided if intermediate islands are not provided.
 6. All landscaped areas adjacent to VUAs shall be protected by raised curbing.
 7. A separate buffer is not required between the vehicle use area, public right-of-way and or a building in excess of those required at the property perimeter.
- (7) Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these DDGs.
- (8) Plants
1. The plant palette used for Dania Pointe shall be composed of a minimum 50 percent native species and nursery stock grown within the region. Trees, shrubs and similar shall, at a minimum, meet Florida No. 1 standards. Plants that are identified as category I and II invasive species per Section 825-50 (Definitions) of the Dania Beach Code of Ordinances are prohibited. Plant species should complement the design of previously installed portions within the Dania Pointe, applying the design precedence observed for previously-approved parking lots, buffers, building foundations, and internal roadway plantings. Plant species identified in the Dania Beach Landscape Technical Manual shall be utilized for at least 90% of all plantings per landscape plan application.

SEC (9) SIGNAGE

Signage shall be designed to complement the architecture and designs within the District and shall adhere to the following:

General provisions:

- (1) The types of signs permitted within Dania Pointe include, monument, pylon, and pedestal signs, blade signs and letters fixed directly to building walls, projecting and hanging signs, and neon and dynamic LED Digital Display signs for media uses; billboard and similar signage types as regulated by FDOT are also permitted. Digital signs including ~~(45).21~~ and ~~(45).33~~ below, and or oriented to FDOT right-of-way shall follow FDOT requirements.



- (2) Internally illuminated cabinet signs (i.e., box signs) directly mounted to the wall are not permitted.
- (3) The Dania Pointe Master Sign Plan (Site Sign Plan) (Appendix E) will include all ground signage, excluding tenant and building signage. The Master Sign Plan is schematic in nature and individual signs may be relocated during the Site Plan process providing the size (i.e., sign copy) is not exceeded. In addition, sign structure, details, colors and materials that do not impact the sign copy may be modified through design process.
 1. Signage including Project Identification Signage, located not closer than 100' to Bryan Road, Stirling Road and I-95 are exempt from signage requirements ~~except as otherwise provided in (4) below.~~ Those signs within 100' of Bryan Road, Stirling Road and I-95 will be regulated as per Section (4) below.
 2. Maps/Map Stands and Kiosks are exempt from signage requirements.
 3. Wayfinding and similar internal signage including valet parking signage, shall be governed by the standards listed below.
 - a. Wayfinding signs shall only be used on a localized level in close proximity to the destination when there is no conflict with traffic signs.
 - b. Wayfinding signs shall have a standardized character, and be constructed of attractive and durable materials.
 - c. Wayfinding signs shall be developed as a family of signs for different uses.
 - d. Wayfinding signage shall be designed at an appropriate size to relate to the intended reader. For instance, vehicular wayfinding signs shall be larger to be readable at greater speeds, whereas pedestrian signs shall be smaller and on shorter bases.
 - e. Where located within Florida Department of Transportation (FDOT) facilities, wayfinding signage must adhere to the FDOT Plans Preparation Manual as may be amended.
- (4) Sign standards: in addition to those signs provided above, the following sign standards shall apply within Dania Pointe
 1. Existing Billboards located along I-95 may be relocated and reconstructed in accordance with F.S. 70.20, subject to a relocation and reconstruction agreement between the City and Dania Pointe Master Developer. No Billboards shall be permitted along Bryan Road and Stirling Road.
 2. Advertising Pylons: Two (2) advertising pylons are proposed adjacent to I-95 in the Northwest parking area. These signs may be up to fifty (50) feet in height as measured from the adjacent finished grade. These signs may include digital displays and may be used for off-site advertising. Digital displays may be up to six hundred seventy-five (675) square feet per sign.
 3. Dania Pointe Project Identification Monument: One (1) project identity sign is proposed adjacent to I-95 in the Northwest parking area, One (1) may be provided at the public right of way leading from Stirling to Boulevard A and One (1) may be provided at Stirling and Boulevard B. These signs may be up to fifty (50) feet in height as measured from the adjacent finished grade. Signs may include digital displays and may only be used for onsite advertising. Digital displays may be up to six hundred seventy-five (675) square feet per sign. See also Sec (9)(1) above. Specific to Stirling Road, these signs may be placed five (5) feet from the (back) edge of sidewalk.
 4. Dania Pointe Tenant Identification Monuments: Monument signs are proposed that will identify Dania Pointe as well as the delineation in blocks. These signs will have tenant identification panels and will include design elements that help to identify the



development. These structures will be architecturally compatible with the main design theme of Dania Pointe.

- a. Primary Tenant Monument Signs: Each block is permitted one (1) primary monument signs for each five hundred (500) feet in length. These signs may contain up to ~~200~~ 300 square feet of signage per sign face, maximum height shall be thirty-five (35) feet. Signs may include digital displays for on-site advertising. No offsite advertising shall be permitted.
 - b. Secondary Tenant Monument Signs: Each block with frontage on more than one right-of-way may have one secondary ground-mounted sign. These signs will have tenant identification panels that do not exceed ~~15-17~~ feet in height from grade and will include a ~~4-6~~ feet high design element that identifies the development. These structures will be architecturally compatible with the main design theme of Dania Pointe. Tenant signage panels will not exceed 100 square feet.
 - c. Secondary Project Identity Monument Signs: A series of three (3) vertical signs grouped together to identify the project and may include tenant identification panels. The maximum height shall be twenty (20) feet as measured from the adjacent finish grade; maximum width is six (6) feet. Tenant Identification panels, if provided, may not exceed 20 square feet each.
 - d. Tenant Monument/Outparcel Signs: A freestanding sign may be permitted on developed outparcels and for tenants located on Bryant or Stirling Rd. An outparcel, or tenant whether a corner or interior parcel, may have no more than one freestanding sign. Freestanding outparcel signs shall be placed no closer than 15 feet to any property line. Freestanding signs may not be placed in the vision triangle. Signs may contain up to 65 square feet of signage per sign face, maximum height shall be ~~eight (8)~~ 13 feet.
5. Vehicular Directional Signage: Signs directing and guiding traffic to parking areas, entrances, exits, and service areas shall not be required to be shown on the Site Sign Plan. Signs may contain up to ~~20~~ 35 square feet of signage per sign face, maximum height shall be ten (10) feet.
6. Tenant Signs:
- a. Primary wall mounted signs: These signs identify the individual tenants within the building and are located on the exterior of the building in which the tenant is located. ~~These signs are to be located on any side of a building that is considered a primary entry/exit to the tenant space.~~ Two square foot per linear foot of building face where the sign is to be located with a maximum of 300 square feet.
 - b. Secondary Wall Mounted Signs: Tenants are also permitted up to two (2) secondary wall mounted signs that may be placed on a non-entrance/exit side of the building that contains the tenants' space. These signs shall be permitted with a maximum (total) of 150 square feet.
 - c. Primary and Secondary wall mounted signage may be traded based on the orientation of the primary customer entrance location and building orientation.
 - d. Under Canopy Signs: In addition to the wall mounted tenant signs, each tenant is permitted one pedestrian oriented under-canopy sign with a maximum area of four square feet. These under-canopy signs are not permitted to be internally illuminated, must maintain nine feet vertical clearance above pedestrian walkways.



- e. Single use retail tenants greater than 50,000 square feet gross leasable area consistent with Sec. 2 Permitted Uses (2) shall be permitted one (1) primary wall sign per frontage up to three (3) total signs with a maximum of 300 square feet for each sign. Two (2) secondary wall mounted signs shall also be permitted. Specific to fueling stations/canopy, one (1) sign shall be permitted per canopy face with a maximum of 25 square feet per sign; canopy not to exceed 100 square feet total for the canopy signage.
- f. Banners affixed to light poles, lighting structures or similar, and signs less than two square feet in size (i.e., including signage located on fuel pumps, cart storage barns, or similar), shall be exempt from the signage requirements.
- 7. Hotel, Residential and Office Towers: These buildings may include wall signs at or below the roof parapet per City of Dania Beach zoning code allowances.
- 8. Service/Loading: Signs identifying service and loading areas. These signs may be wall mounted or freestanding. Signs may contain up to fifteen (15) square feet of signage.
- 9. Within Block XI, existing and or previously permitted building and property signage shall be allowed to remain until redevelopment is proposed consistent with Sec (15)(l).

SEC (10) LIGHTING

Lighting for Dania Pointe shall be designed to provide safety and security for motorists and pedestrians as well as to enhance the overall character and design of the development after dusk. CPTED (Crime Prevention Through Environmental Design) guidelines will be used in lighting design. Lighting may include skyline lighting for buildings taller than ten (10) stories which will require coordination and approval from FAA / FDOT, accent lighting for building facades accenting key design aspects, decorative building lighting, landscape lighting, pedestrian walkway lighting, parking lot lighting, fountain lighting, up-lighting on buildings and building security lights. Lighting shall be used to provide safety and security for motorists and pedestrians while not adversely effecting properties sharing a property line. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

1. Fixture. The light source shall be concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from adjacent properties.
2. Fixture Height. Lighting fixtures shall be a maximum of 35 feet in height within a parking lot or along a pedestrian way.
3. Light Source (Lamp). Incandescent, florescent, LED, metal halide, or color corrected high-pressure sodium may be used.



4. Pedestrian scale lighting is provided along Boulevard A and Boulevard B specifically within Blocks III, IV and V.
5. Mounting. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross the boundaries of the District.
6. Limit Lighting to Periods of Activity. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be provided to conserve energy, provide safety, and promote compatibility between the different Permitted Land Use Areas within the District.



SEC (11) UTILITIES

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Dania Beach. Utilities are intended to be designed and developed as public infrastructure. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as follows:

- 10' where utility lines are installed separately or
- 20' where utility lines are co-located.

Easements will be dedicated to the City via a separate instrument; a plat shall not be required.

Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

SEC (12) STORMWATER

Stormwater design shall meet Broward County criteria and requirements. Finish floor, minimum inlet, pavement and roadway elevations shall all meet Broward County criteria as part of an approved



Environmental Resource Permit (ERP). Finish floor elevations shall meet FEMA requirements, as applicable. The City of Dania Beach Code for minimum finish floors, roadway and parking lot elevations shall not apply in Dania Pointe. Areas shall be drained so as not to cause a nuisance on adjoining or nearby properties and shall be permitted in accordance with Broward County standards. Lots shall be filled in accordance with Broward County approved plans and permits.

SEC (13) OFF-SITE IMPROVEMENTS

Off-Site Improvements required by FDOT, Broward County and the City of Dania Beach shall be provided by the Master Developer in a timely and coordinated manner. The Master Developer will provide a statement as part of the site plan approval process describing such improvements. The Off-Site Improvements include certain required improvements and other non-required voluntary improvements provided by the Master Developer for the betterment of Dania Pointe as shall be specified and negotiated in a development agreement between the Master Developer and the City. The provisions of the agreement concerning voluntary Off-Site Improvements shall apply without rendering such improvements ineligible for the purposes of calculating impact fee credits. The development agreement will be adopted and executed prior to issuance of the first building for vertical construction.

SEC (14) SITE PLAN SUBMITTALS

Site Plan submittals shall provide the following additional information in graphic or text format. Site Plans shall be reviewed consistent with these DDG and the PMUD:

1. Pedestrian Connectivity Plan
2. Bicycle Connectivity Plan
3. Transit Plan (circulation)
4. Fire Access Plan (vehicle turning movements)

Plans as may be provided in the Appendix are for reference purposes and supplement subsequent submittals.

Section 635-100.A is modified as follows: the Dania Pointe Site Plan shall be vested for a period of five (5) years from the date of City Commission approval subject to the application and approval of building permits within this time frame. Extensions of this time period may be granted by the City for good cause.

SEC (15) OTHER PROVISIONS

- (a) Entertainment District. Dania Pointe includes an Entertainment District identified in Appendix F which is generally described as occurring at Avenue B, and Blocks III, VI and IX and would be where band stands / stages / amphitheater would be limited to. Entertainment district could also include the same amenities of a public space.
- (b) Alcohol Sales and Consumption
 1. Consistent with Section (2), Permitted Uses, bars, taverns and night clubs are permitted uses within Dania Pointe. These facilities may provide both the on and/or off-premise consumption of alcoholic beverages. Due to the nature of Dania Pointe and the creation of a mixed-use district encompassing entertainment type uses and venues, the following are permitted:



- a. Minimum distance requirements. There shall be no minimum distance required between any place of business licensed by the state to sell alcoholic beverages within Dania Pointe either for consumption on or off premises and any other place of business licensed for the sale and/or service of alcoholic beverages. There shall be no minimum distance requirement between any establishment licensed to sell alcoholic beverages either for consumption on or off premises within Dania Pointe and establishments similarly licensed outside of Dania Pointe.
 - b. Hours of operation. Establishments licensed by the state of Florida to sell alcoholic beverage either on or off premises within Dania Pointe shall comply with the City's hours of sale regulations as set forth in City Code Section 4-18 as may be amended in the future. Extended hours beyond this time may be permitted pursuant to City Code Section 4-18.1 "Extended House License." Sunday alcohol sales may commence at 9:00 a.m.
 - c. Consumption and possession of alcoholic beverages within Dania Pointe. Alcoholic beverages sold for consumption on the premises by a vendor within Dania Pointe, shall be transported in a non-glass container, at any location within the Entertainment District, either indoors or outdoors to the extent it is permitted by the state. This provision shall not permit any consumption in parking lots or parking garage facilities.
 - d. Hours for music and entertainment. Music and other forms of live entertainment whether amplified or not, shall be permitted indoors at any time during regular business hours of any business within Dania Pointe, and in addition music and live entertainment shall be permitted outdoors within the Entertainment District until 2 a.m.; all other areas within Dania Pointe until 12:00 a.m. Underage and teen clubs uses require a Special Exception for approval in accordance with Article 630.
 - e. Outdoor sales of alcoholic beverages. Vendors located within the Entertainment Districts licensed under the state beverage laws, may sell and serve alcoholic beverages licensed for such sale and under the control of such licensee, including, but not limited to, sidewalk cafes and outdoor areas in compliance with s. 561.01(11), F.S., provided all such operators of any outdoor facilities vending and serving alcoholic beverages shall be duly licensed by the state, and permitted to operate pursuant to the City Code.
- (c) Commencing in ~~2016~~ 2017: Dania Pointe shall provide the City on an annual basis a Security and Emergency Services Response Plan approved by the Police and Fire Chiefs to include but not limited to:
1. Security Service contract
 2. Police and Fire substations provided at no cost to the City
 3. List of any events with greater than 1,000 attendees
 4. Special duty details for additional enforcement
 5. Crime and prevention methods; incident data, projections and service demands
- (d) Police and Fire Protection shall be provided unfettered access to the property to perform their duties. Access for fire hydrant maintenance and repair will be provided by easement.
- (e) Emergency Generators



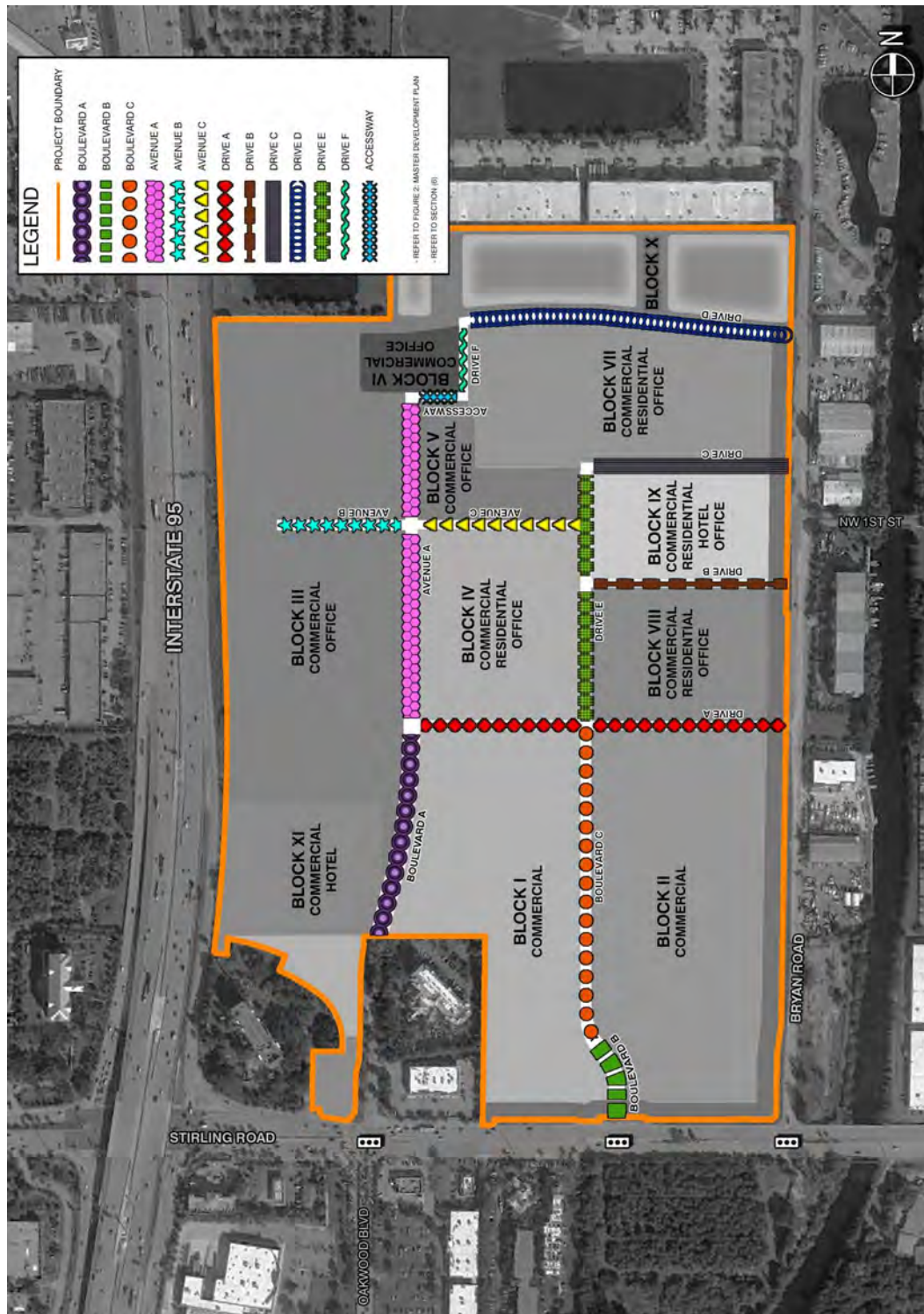
1. Generators may be located no less than 10 feet from the external perimeter of the PMUD; no other setback requirements shall be required; however, generators cannot be located within a perimeter buffer and must be screened from public view.
- (f) Accessory Gasoline Service Stations as identified in Section 2 shall be exempt from Sec. 515 of the City Code. Such uses shall incorporate design elements of the primary building including building accents, colors, design features; however, this standard is not intended to require consistent use of materials and or mirror the primary building.
 - (g) Temporary easements for construction shall be permitted on-site by the Master Developer.
 - (h) Amendments to the DDG shall only require the approval of the affected property owner(s) within the PMUD boundary and the master developer, and follow procedures of 340 (d) of the City's Land Development Code.
 - (i) Due to the nature of Dania Pointe and its improvements (private), a maintenance and responsible party agreement shall be provided with each respective Site Plan. Dania Pointe Property will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
 - (j) Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
 - (k) These DDG do not amend Section 505 of the City Code specific to the conditions for permits (i.e., submittal, review and approval of sign permits) except that any permit, building or similar, submitted by a third-party applicant requires approval in writing by the Dania Pointe Master Developer prior to submittal to the City of Dania Beach. These DDG modify the location, size and height of signs within Dania Pointe.
 - (l) Redevelopment. Existing uses including those located within Block XI may continue as currently approved and or developed including but not limited to building height, signage, parking, buffers, landscape areas, etc. Minor redevelopment, expansion defined as improvements equating to less than 50 percent of the total structure or property value, shall not require the use to adhere to these DDG.



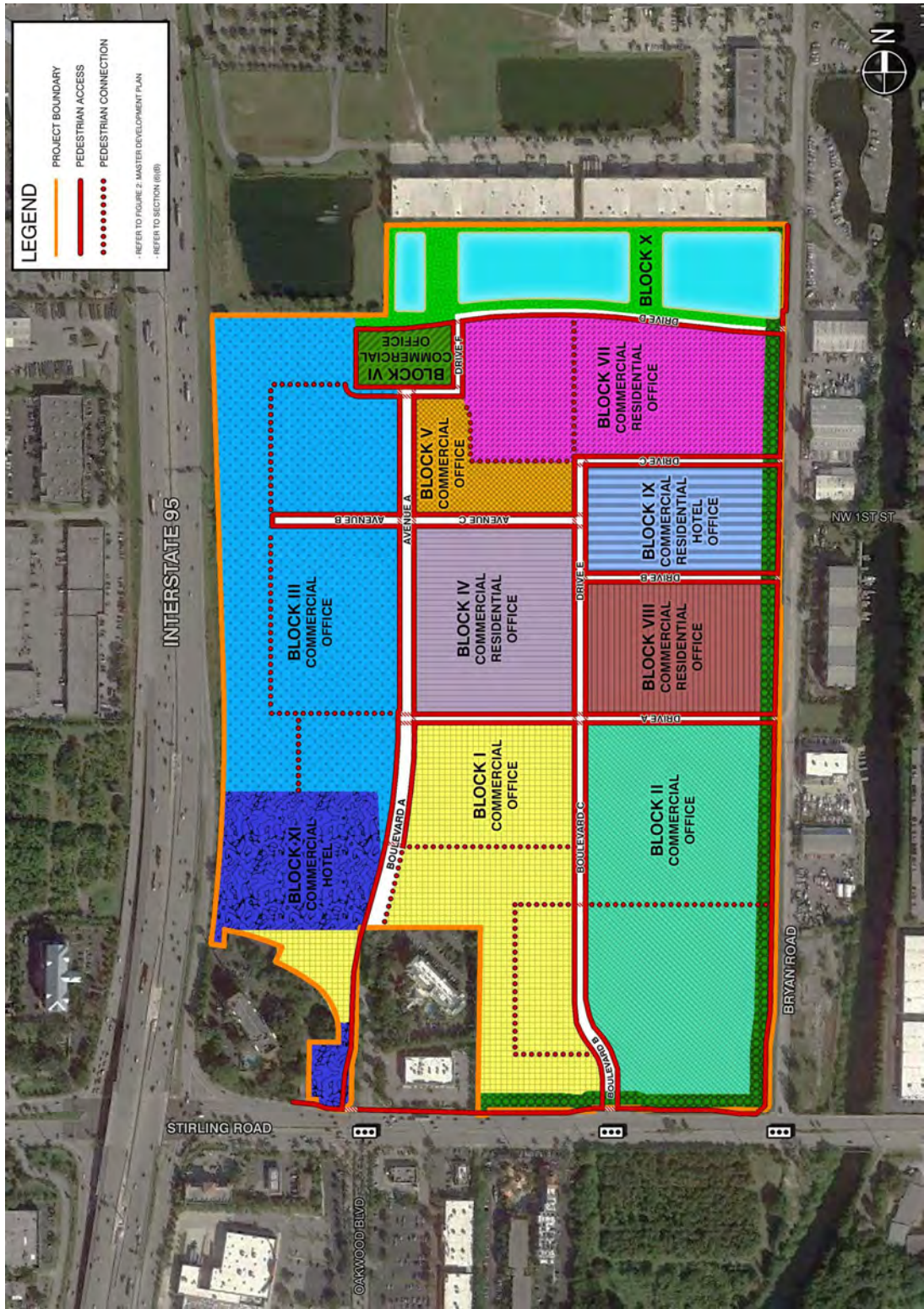
APPENDIX



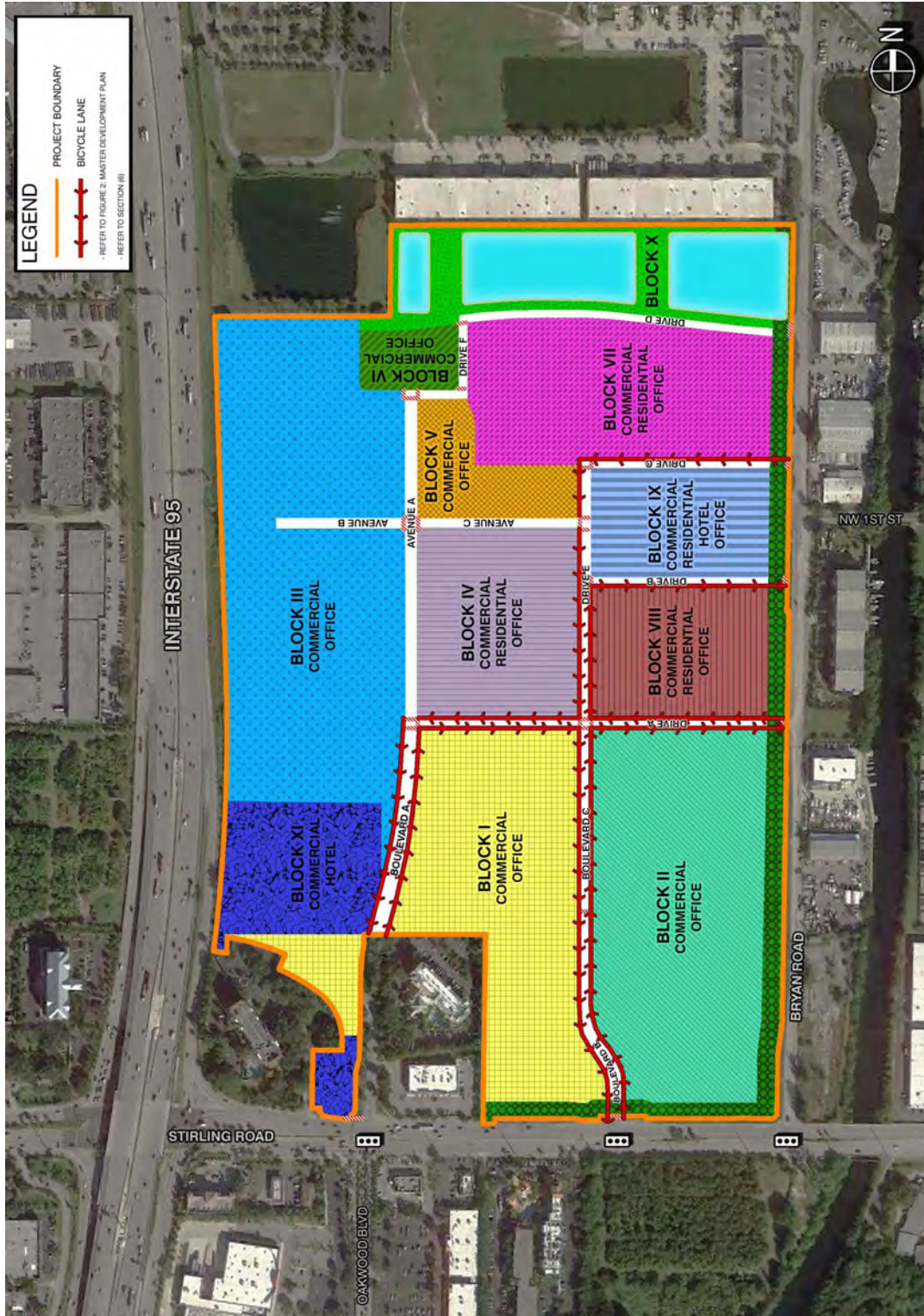
A – DANIA POINTE MASTER VEHICULAR CIRCULATION PLAN



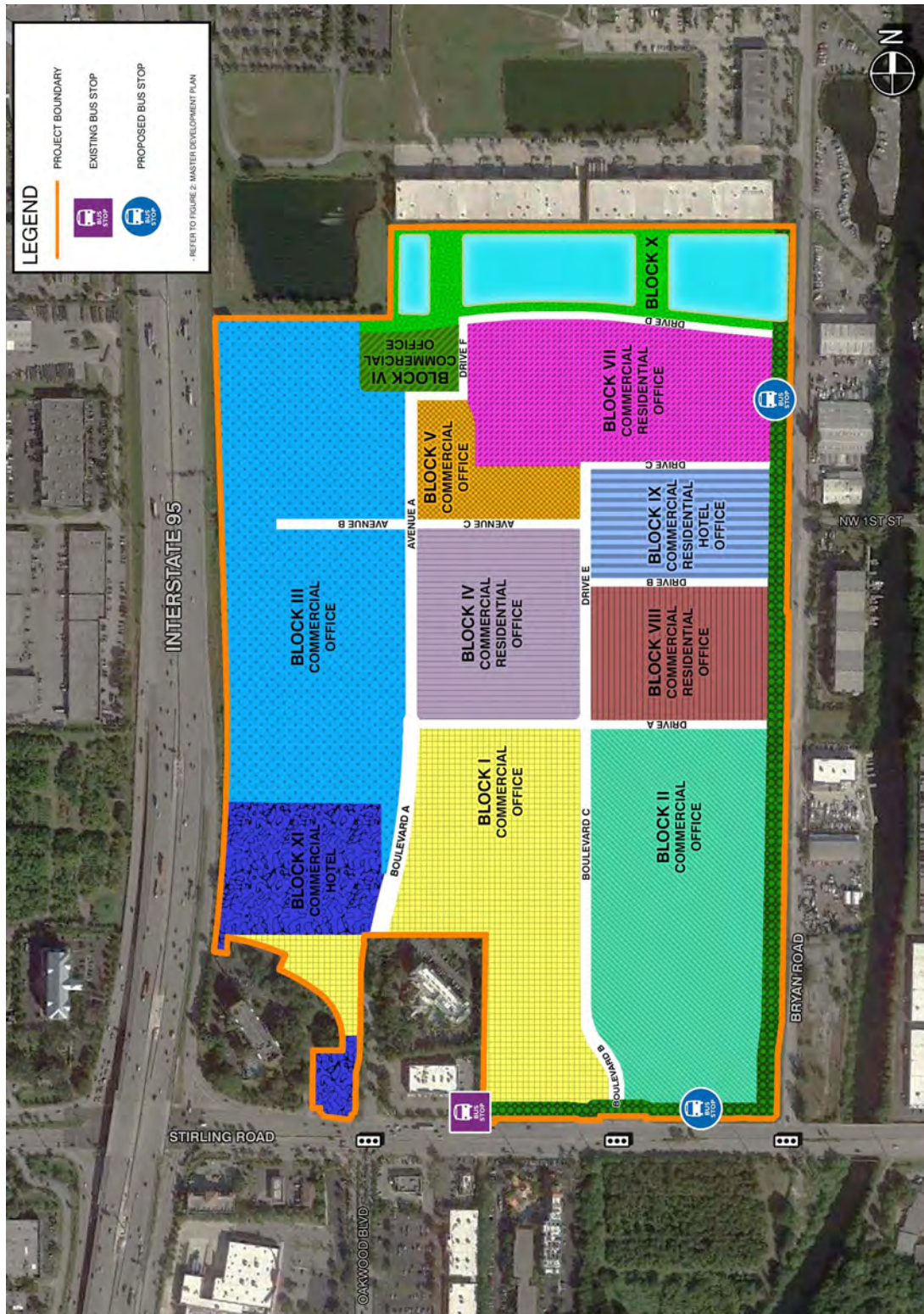
B – DANIA POINTE MASTER PEDESTRIAN CONNECTIVITY PLAN



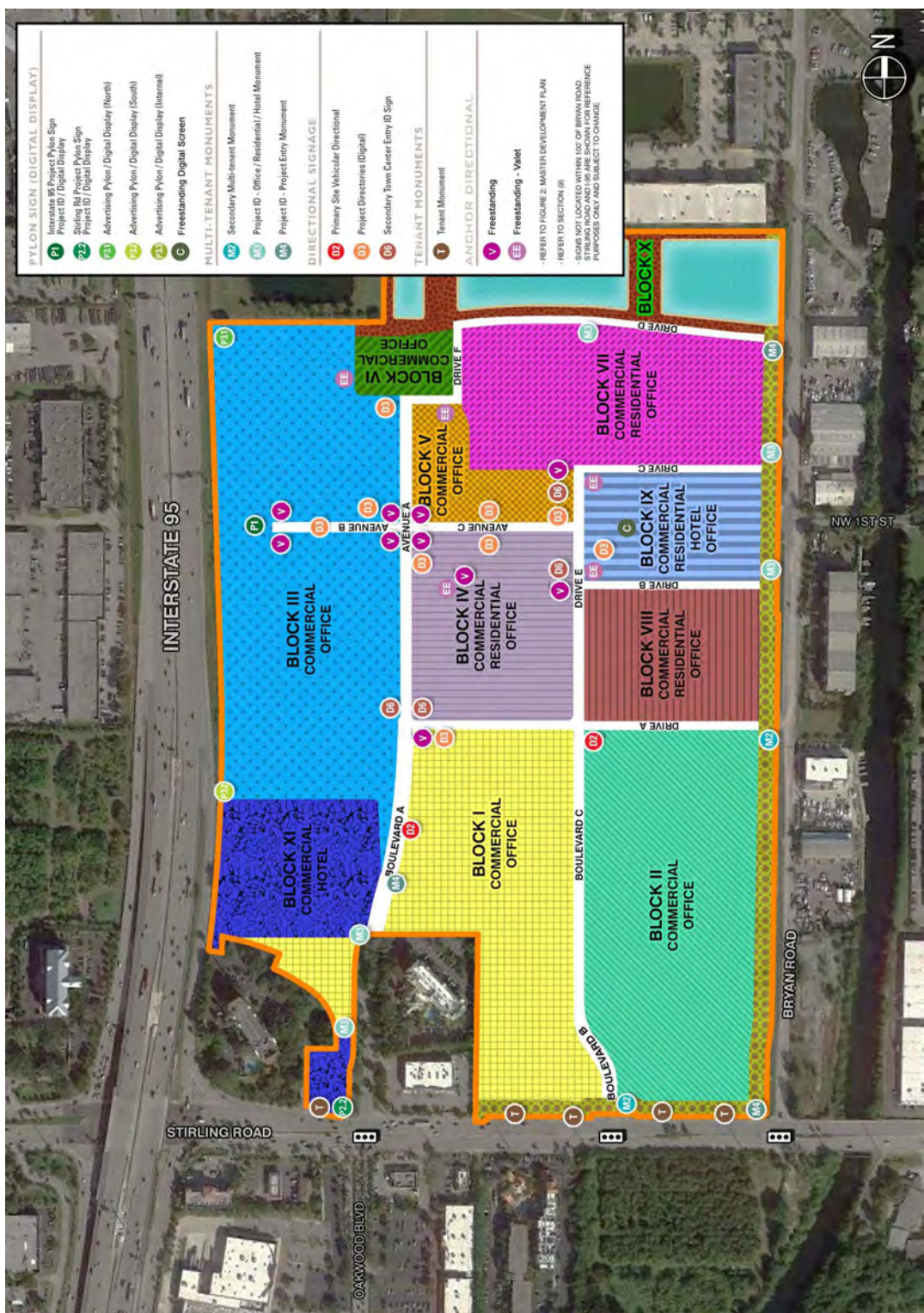
C – DANIA POINTE MASTER BICYCLE CONNECTIVITY PLAN

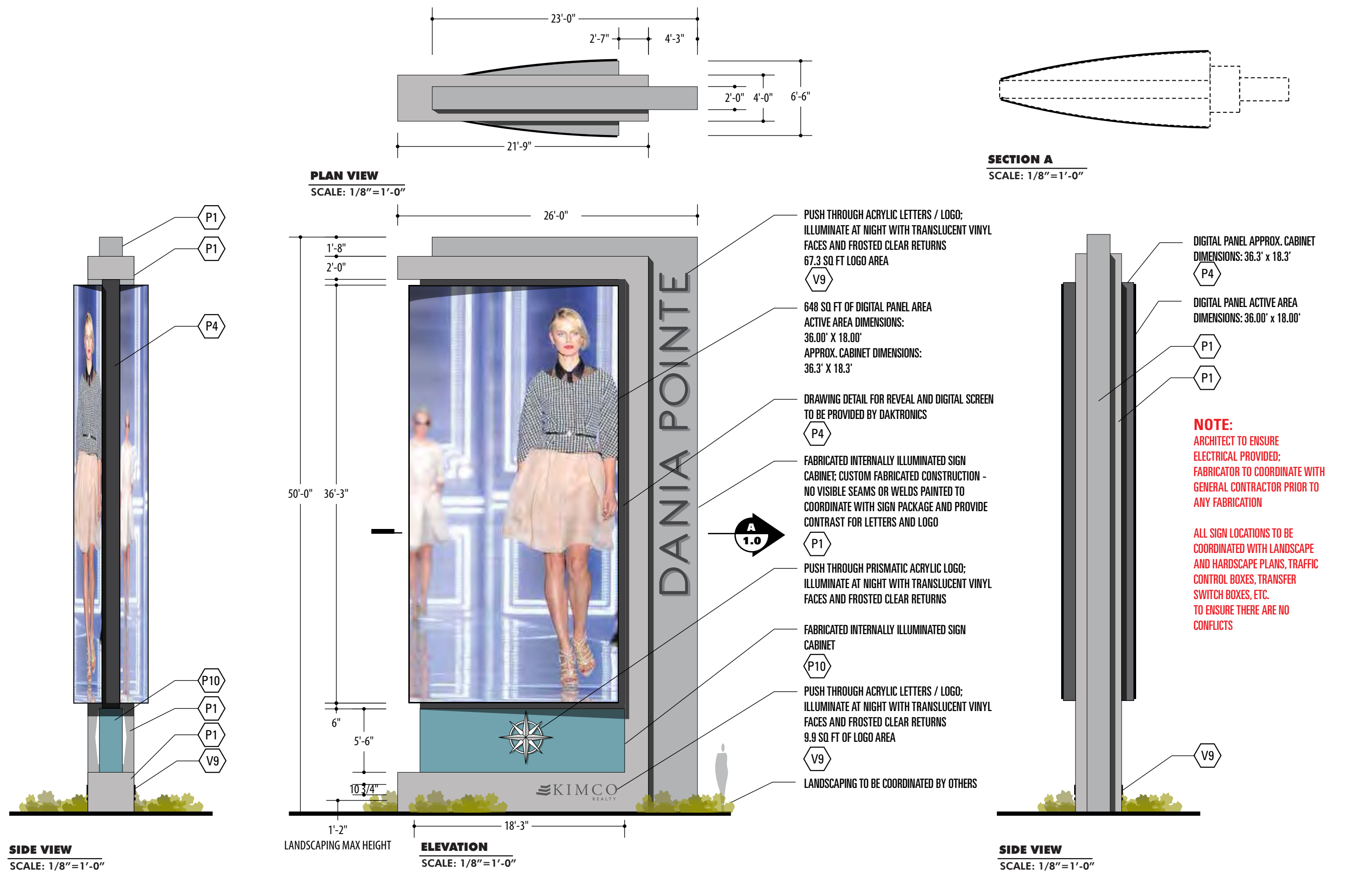


D – DANIA POINTE MASTER MULTIMODAL CONNECTIVITY PLAN

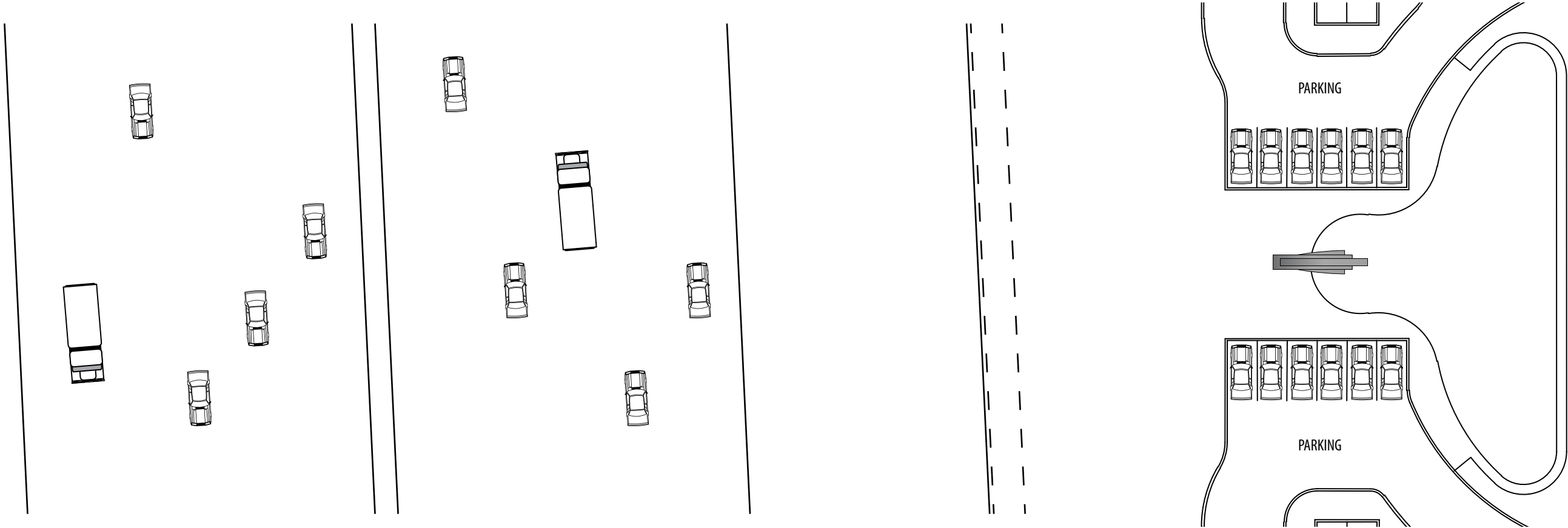


E – SITE SIGN PLAN

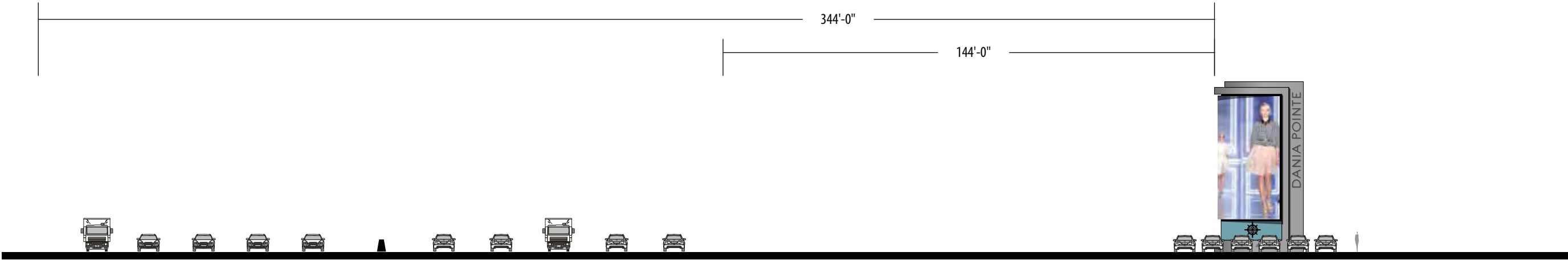




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	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY				
					DR		SHC		LD				

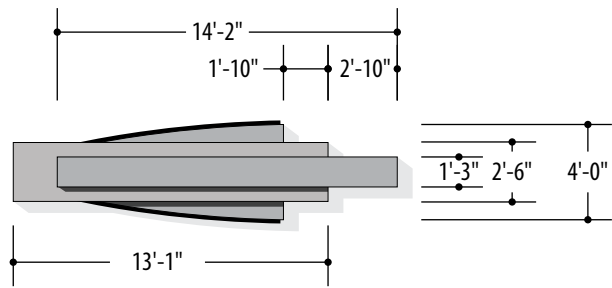


P1 PROJECT ID AT I-95: PLAN VIEW
SCALE: 1/32"=1'-0"

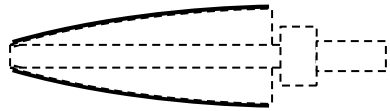


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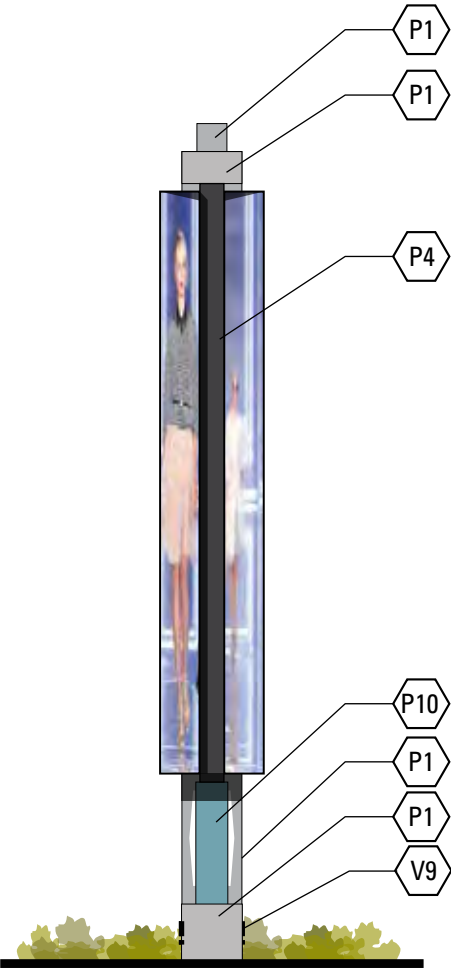
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		Exterior Sign System		Sign Type P.1	AS NOTED	08.02.2016	4		5		6		7		
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					DR		SHC		LD						



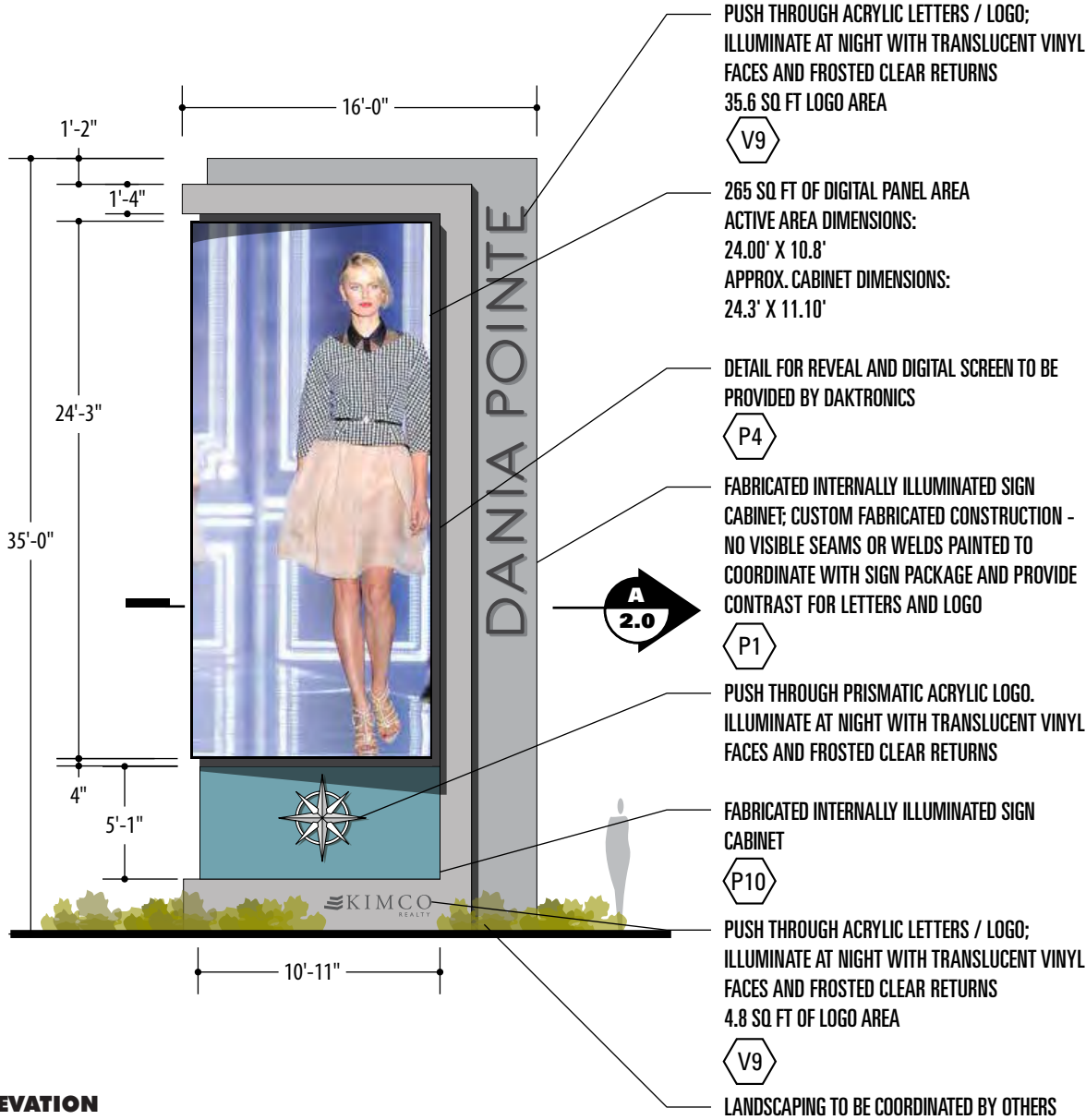
PLAN VIEW
SCALE: 1/8"=1'-0"



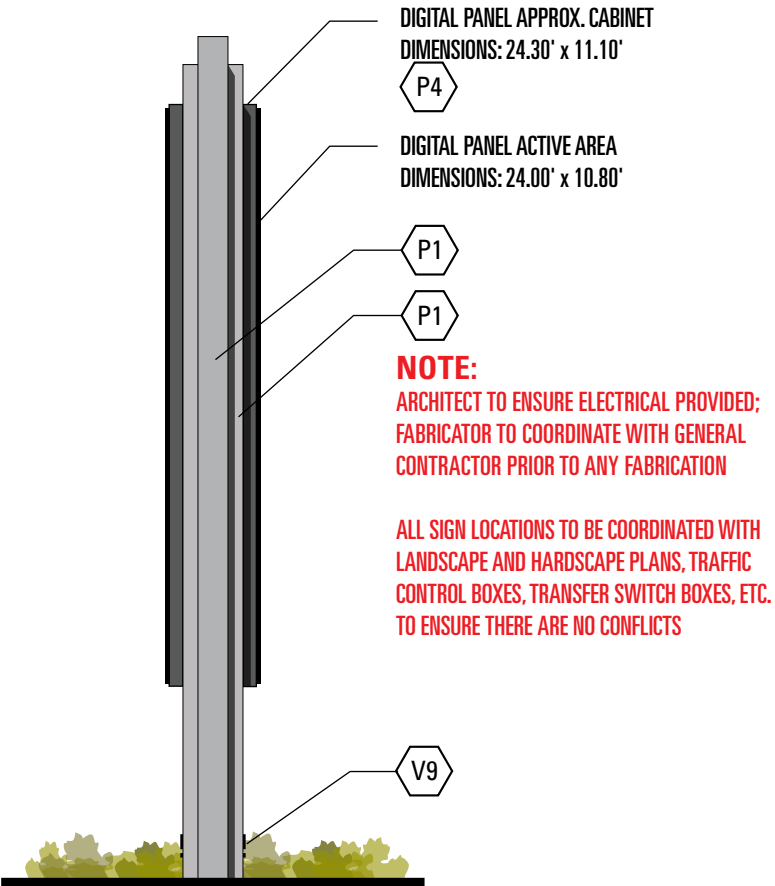
SECTION A
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SIDE VIEW
SCALE: 1/8"=1'-0"

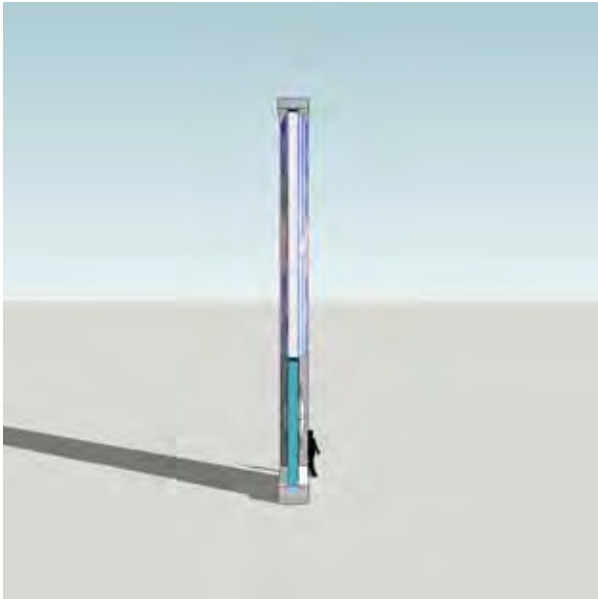


ELEVATION
SCALE: 1/8"=1'-0"

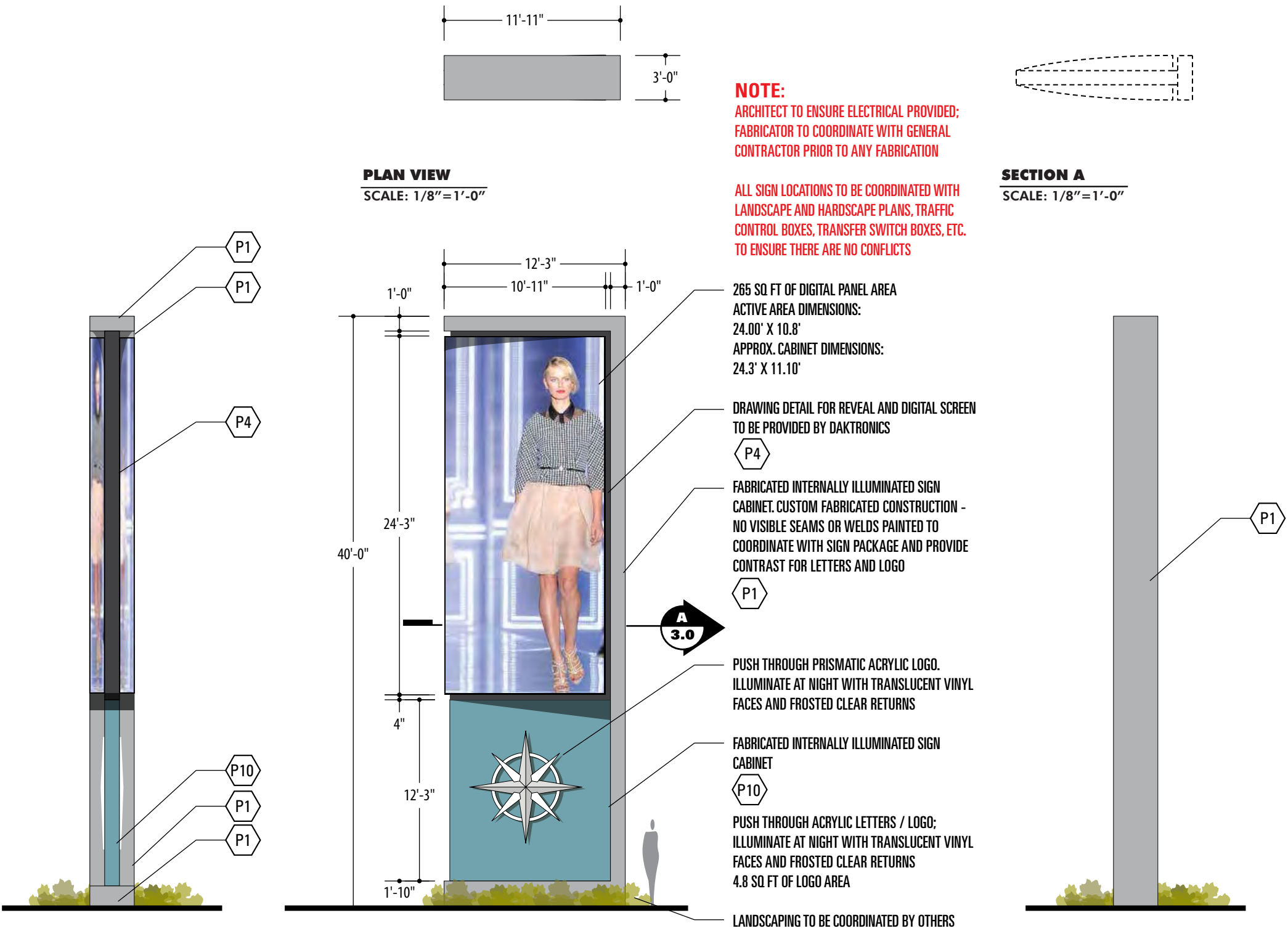


SIDE VIEW
SCALE: 1/8"=1'-0"

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	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					DR		SHC		LD					



3D MODELS
SCALE: NTS

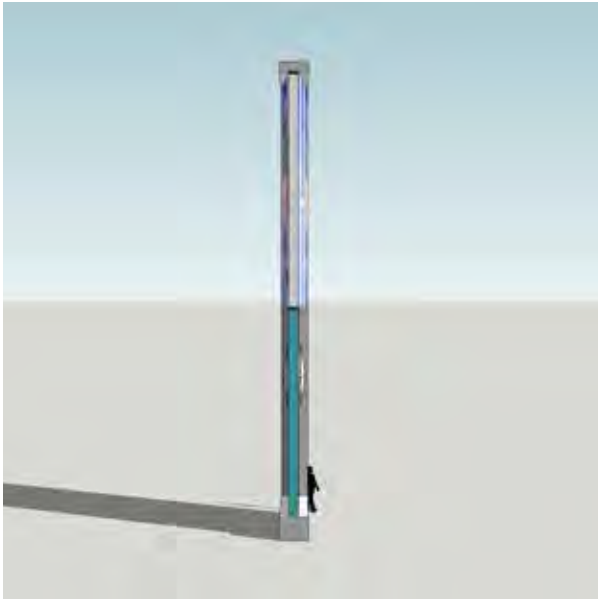


SIDE VIEW
SCALE: 1/8"=1'-0"

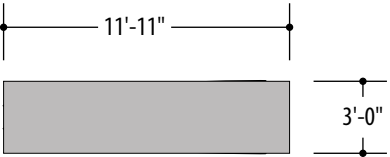
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SCALE: 1/8"=1'-0"

SIDE VIEW
SCALE: 1/8"=1'-0"

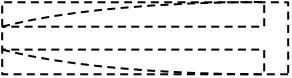
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					PB/SA		SHC		LD					



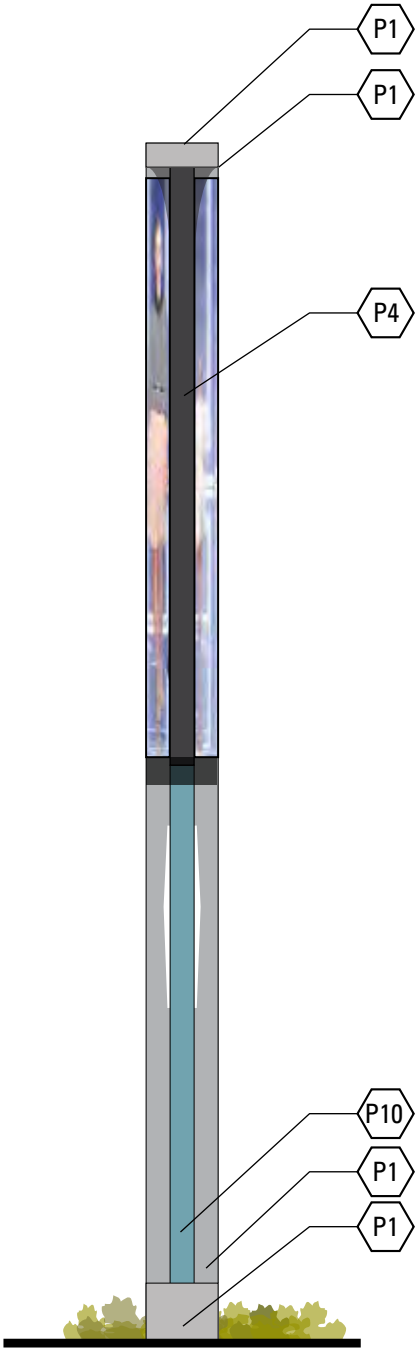
3D MODELS
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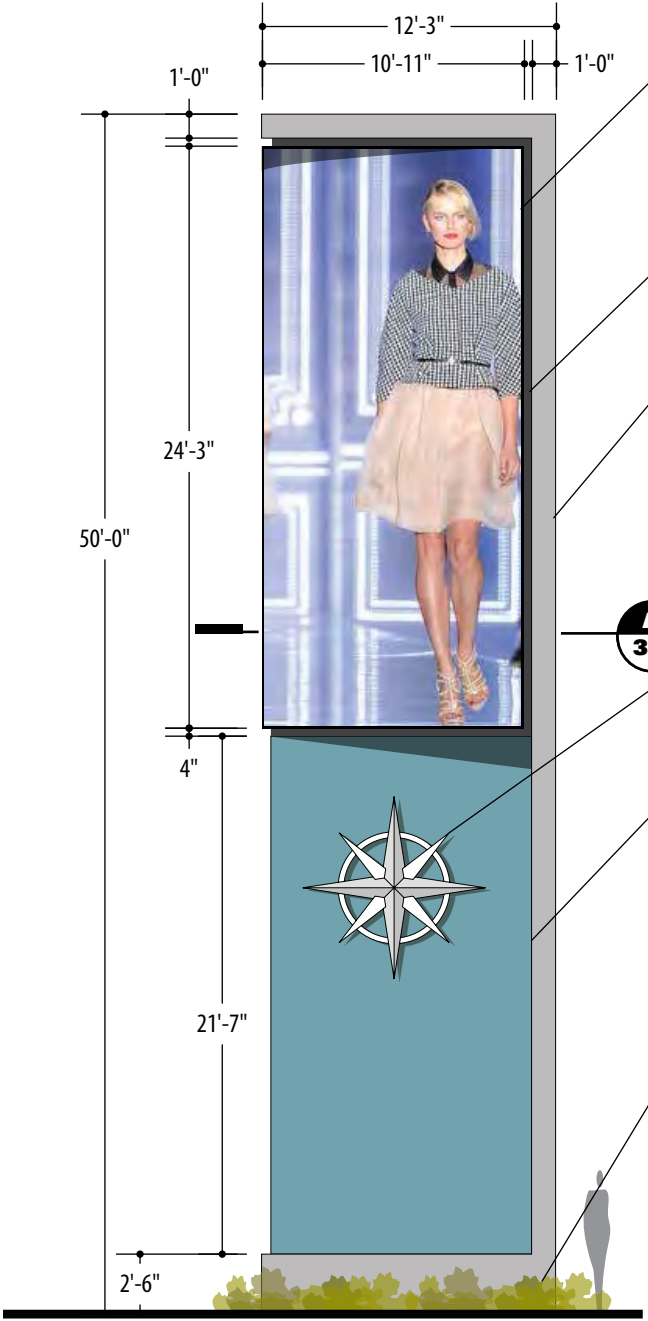
PLAN VIEW
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SECTION A
SCALE: 1/8"=1'-0"



SIDE VIEW
SCALE: 1/8"=1'-0"

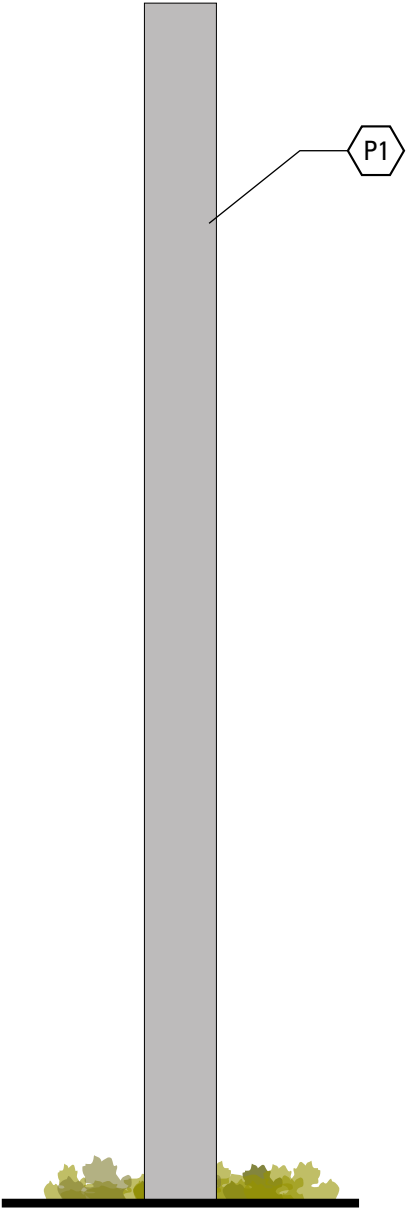


ELEVATION
SCALE: 1/8"=1'-0"

- 265 SQ. FT OF DIGITAL PANEL AREA;
ACTIVE AREA DIMENSIONS:
24.00' X 10.8'
APPROX. CABINET DIMENSIONS:
24.3' X 11.10'
- DRAWING DETAIL FOR REVEAL AND DIGITAL SCREEN
TO BE PROVIDED BY DAKTRONICS
- FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS PAINTED TO
COORDINATE WITH SIGN PACKAGE AND PROVIDE
CONTRAST FOR LETTERS AND LOGO
- PUSH THROUGH PRISMATIC ACRYLIC LOGO;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
- FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET
- PUSH THROUGH ACRYLIC LETTERS / LOGO
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
4.8 SQ. FT OF LOGO AREA
- LANDSCAPING TO BE COORDINATED BY OTHERS

NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS

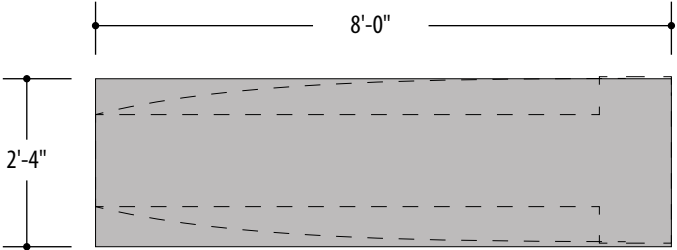


SIDE VIEW
SCALE: 1/8"=1'-0"

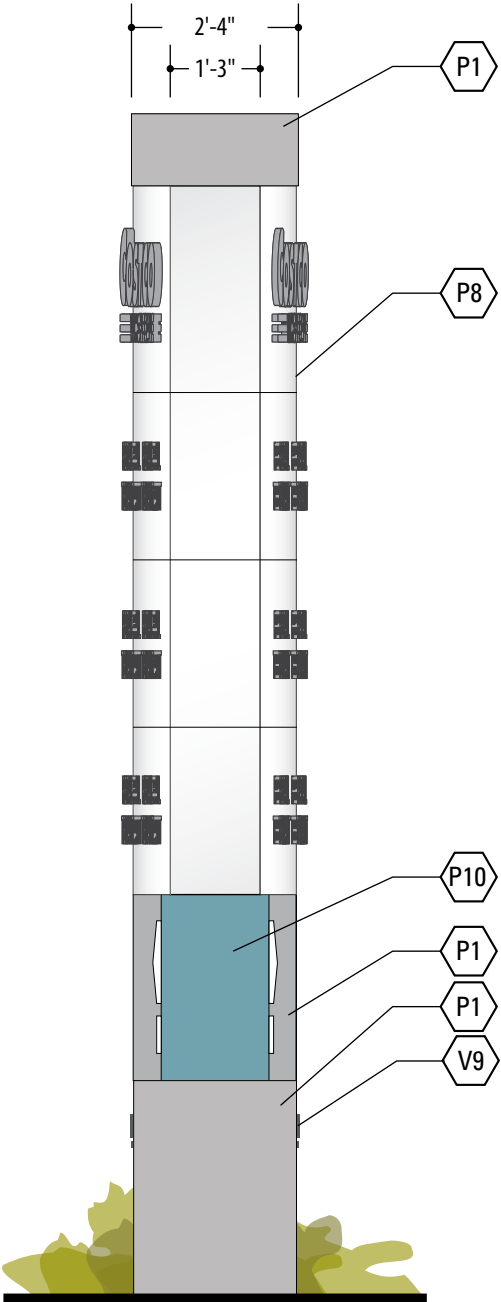
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					PB/SA		SHC		LD						



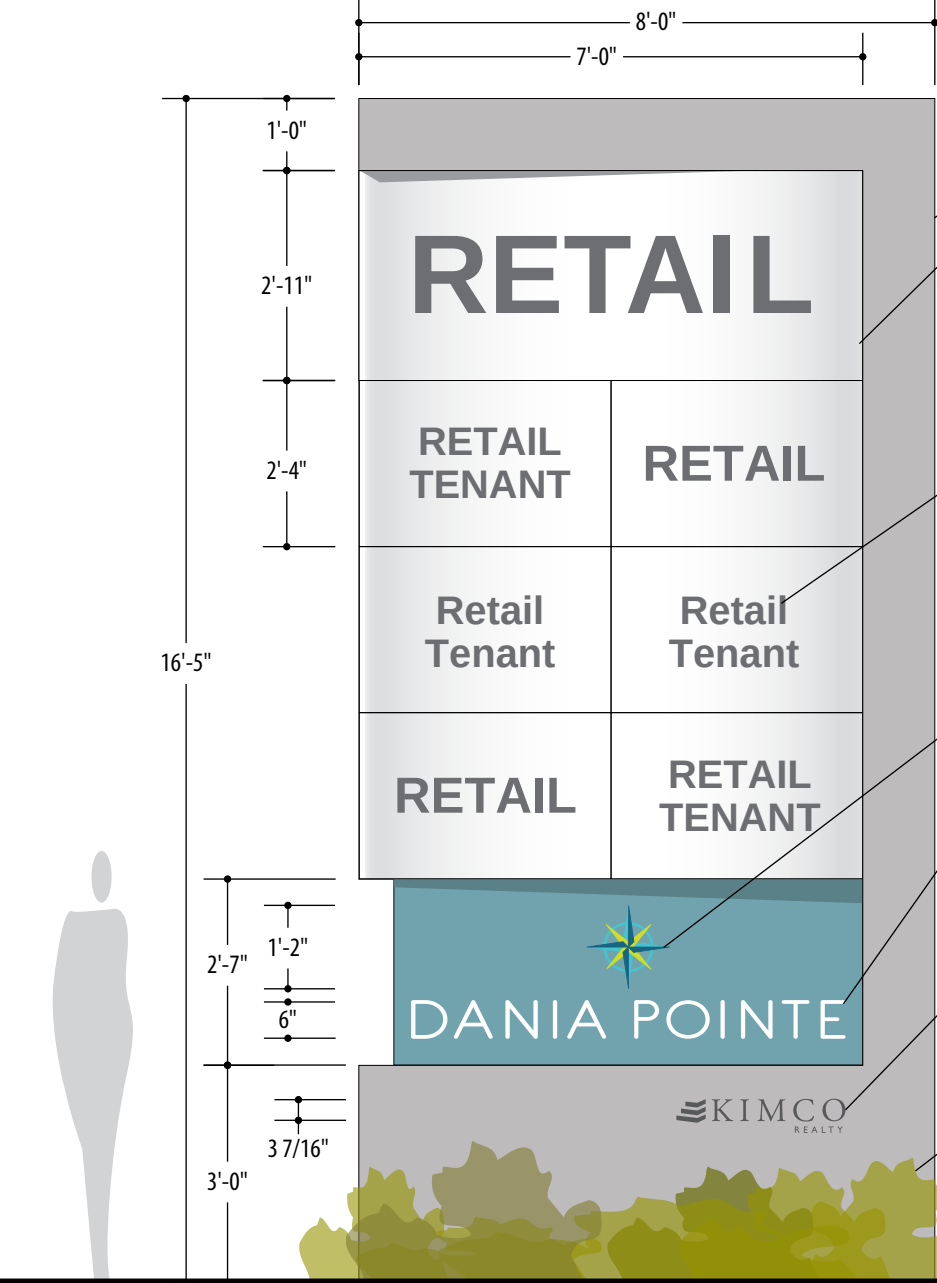
3D MODEL
SCALE: NTS



PLAN VIEW
SCALE: 3/8"=1'-0"



SIDE VIEW
SCALE: 3/8"=1'-0"



ELEVATION
SCALE: 3/8"=1'-0"

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET WITH CHANGEABLE TENANT PANELS; INTERNALLY ILLUMINATED WITH LED LIGHTING. CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS PAINTED TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

P1 P8

TENANT NAMES TO BE PUSH THROUGH ACRYLIC LOGOS; ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES IN INDIVIDUAL TENANT LOGO COLORS AND FROSTED CLEAR RETURNS

V9

PUSH THROUGH DANIA POINTE ACRYLIC LOGO. COMPASS ROSE IS TO BE PRISM SHAPED. ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V3 V5 V6 V7

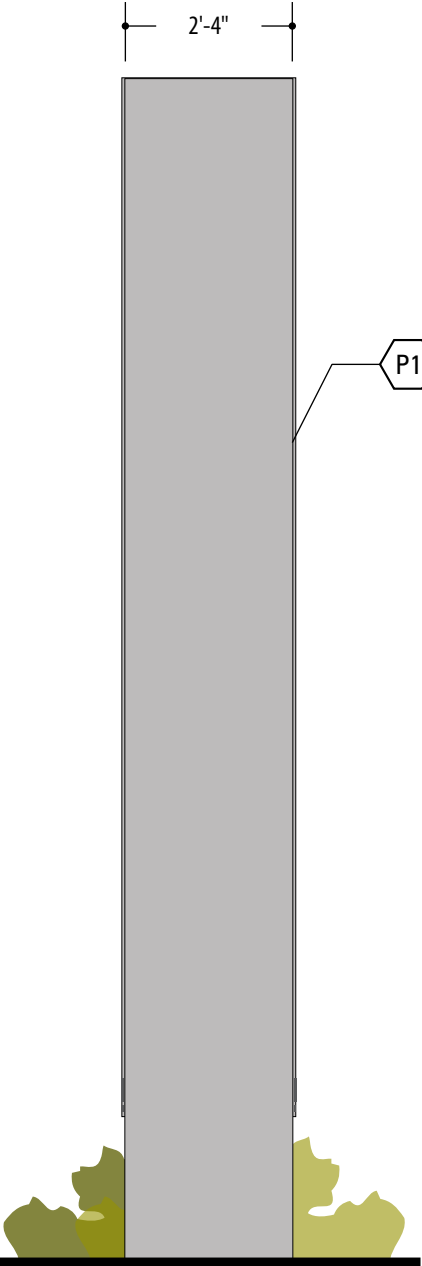
1/2" ROUTED ACRYLIC KIMCO LOGO FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V9

LANDSCAPING TO BE COORDINATED BY OTHERS

NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO ANY FABRICATION

1'-8"
LANDSCAPING MAX HEIGHT



SIDE VIEW
SCALE: 3/8"=1'-0"

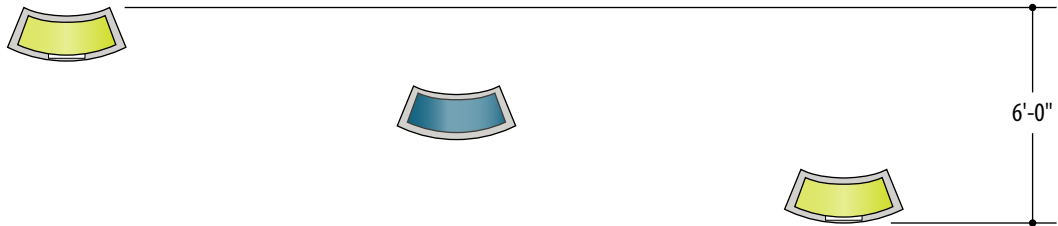
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					AS NOTED	08.02.2016	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					MD		SHC		LD						

MESSAGE VISIBILITY -
BRYAN ROAD & NORTH STREET
30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM
READABILITY 6" MINIMUM READABLE LETTER

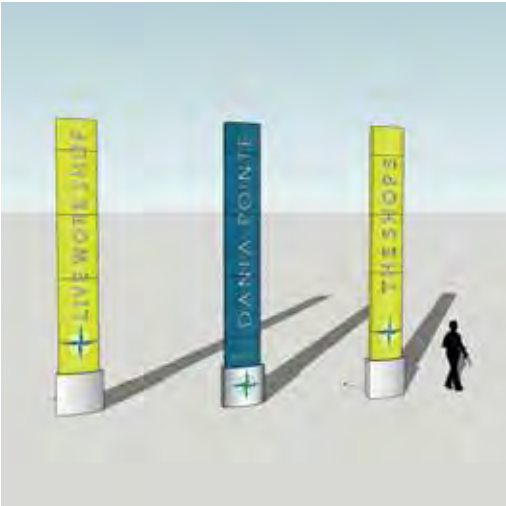
PROJECT ID MESSAGE
12" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

NOTE:
CLOSELY SPACED MESSAGES WILL "BLOCK-UP" AND BECOME
LESS RECOGNIZABLE AT LONGER VIEWING DISTANCES; DO NOT
RECOMMEND STACKED MESSAGES

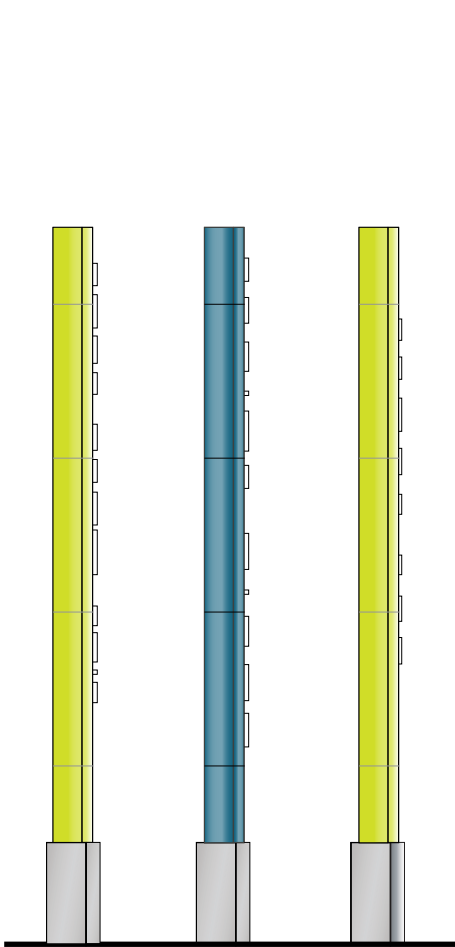
NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND
HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH
BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



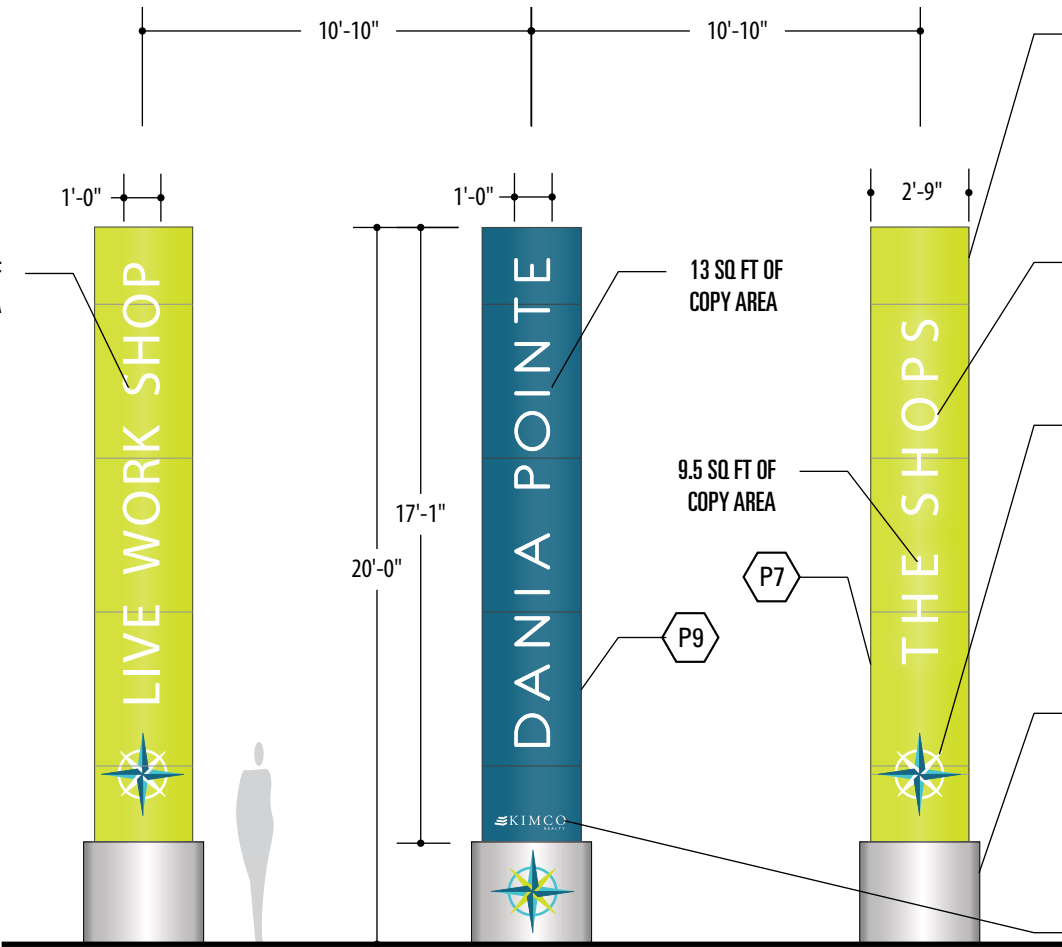
PLAN VIEW
SCALE: 3/16"=1'-0"



3D MODEL
SCALE: NTS

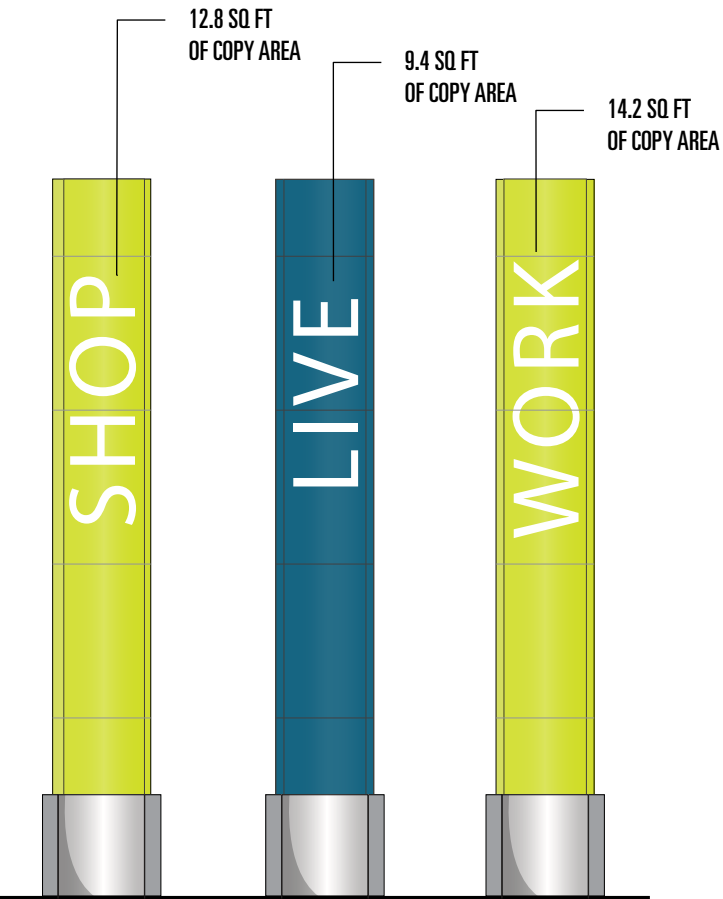


SIDE VIEW
SCALE: 3/16"=1'-0"



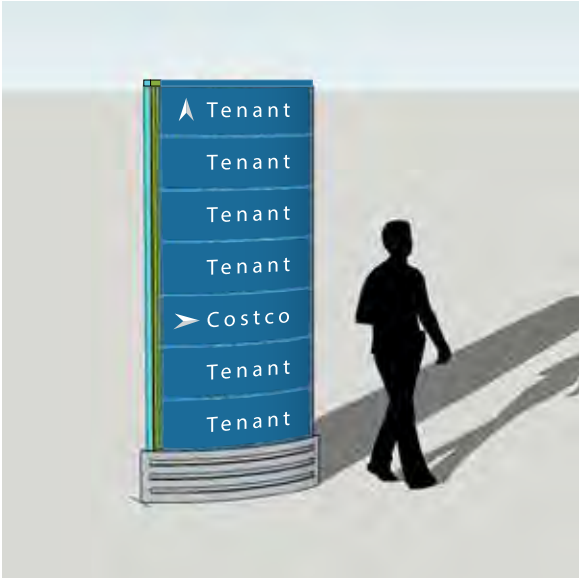
ELEVATION
SCALE: 3/16"=1'-0"

NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED.
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION.

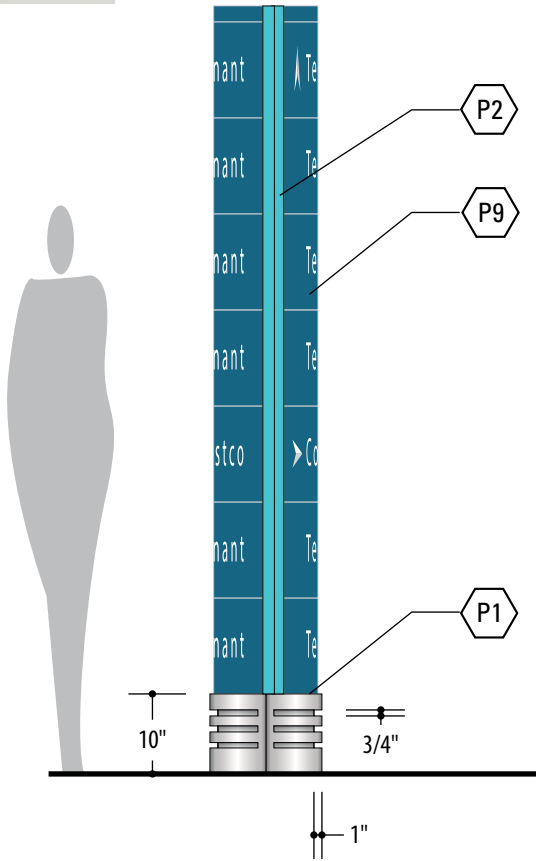


BACK VIEW
SCALE: 3/16"=1'-0"

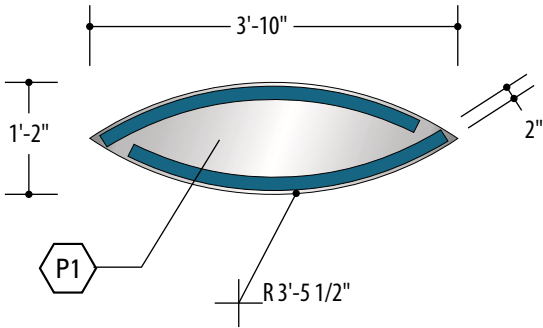
	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID	SCALE	DATE	REVISIONS	1	09.07.2016	2	09.30.2016	3	5.0
		Exterior Sign System		Sign Type M4	AS NOTED	08.02.2016	4	5	6	7			
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY				
					PB/SHC		SHC		LD				



3D MODEL
SCALE: NTS



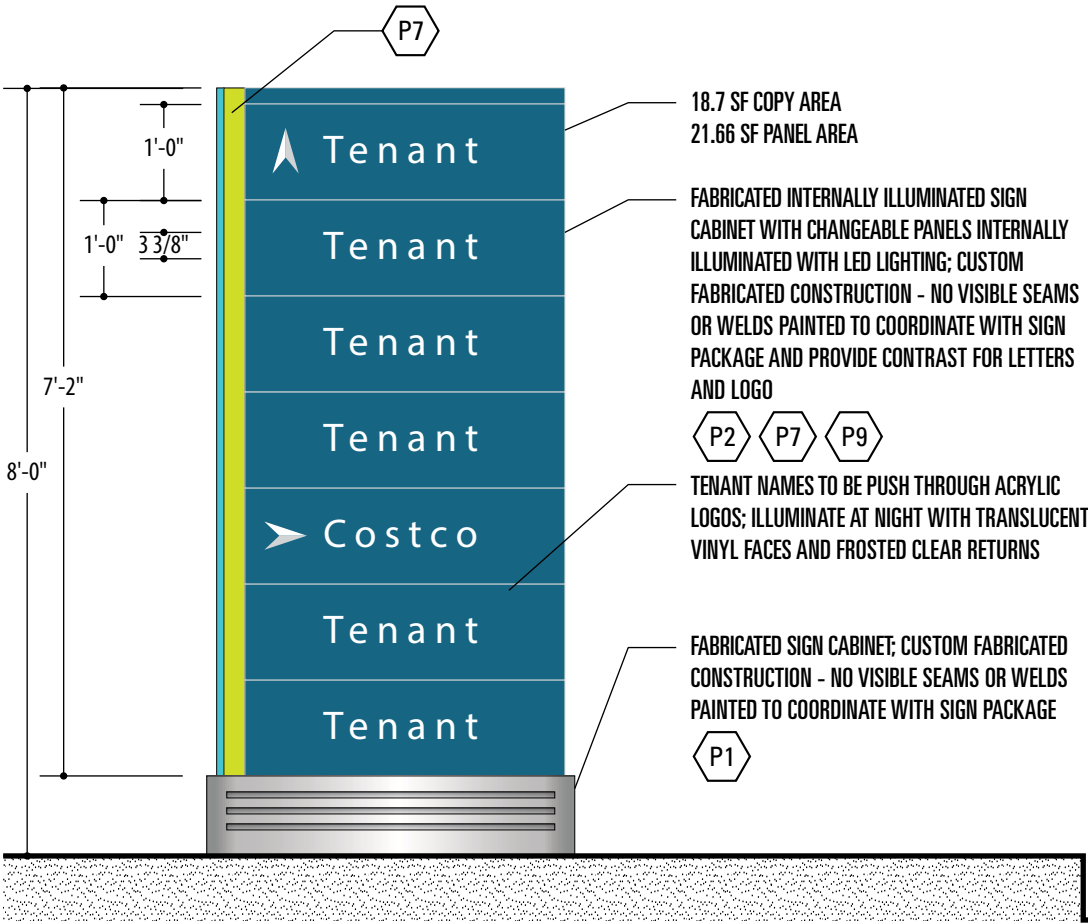
SIDE VIEW
SCALE: 1/2"=1'-0"



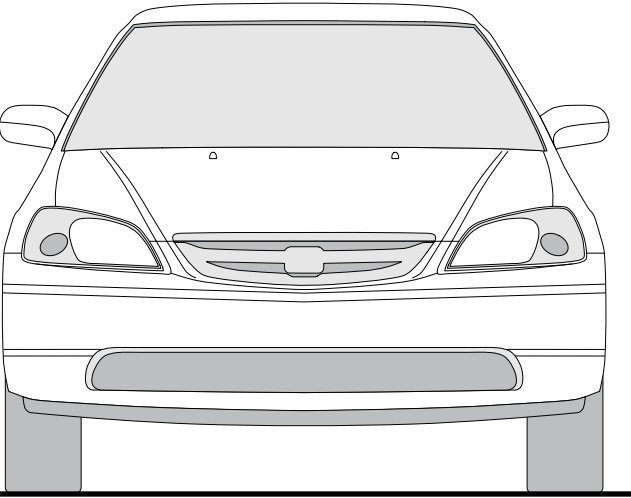
PLAN VIEW
SCALE: 1/2"=1'-0"

NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

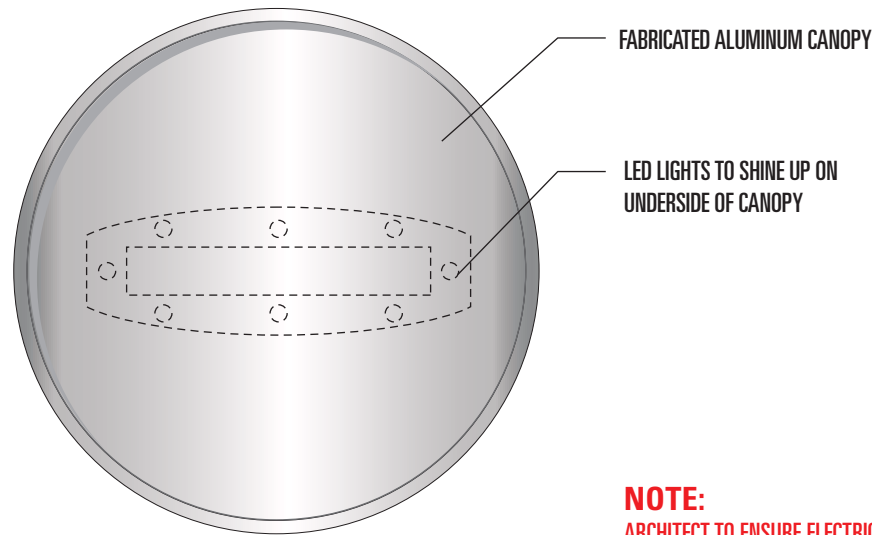
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



ELEVATION
SCALE: 1/2"=1'-0"



	PROJECT	DANIA POINTE	DWG TITLE	VEHICULAR DIRECTIONAL	SCALE	DATE	REVISIONS	1	06.23.2016	2	08.02.2016	3	09.07.2016	6.0
		Exterior Sign System		Sign Type D2	AS NOTED	06.23.2016	4	09.30.2016	5	10.13.2016	6		7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					PB / SA / SHC		SHC		LD					



FABRICATED ALUMINUM CANOPY

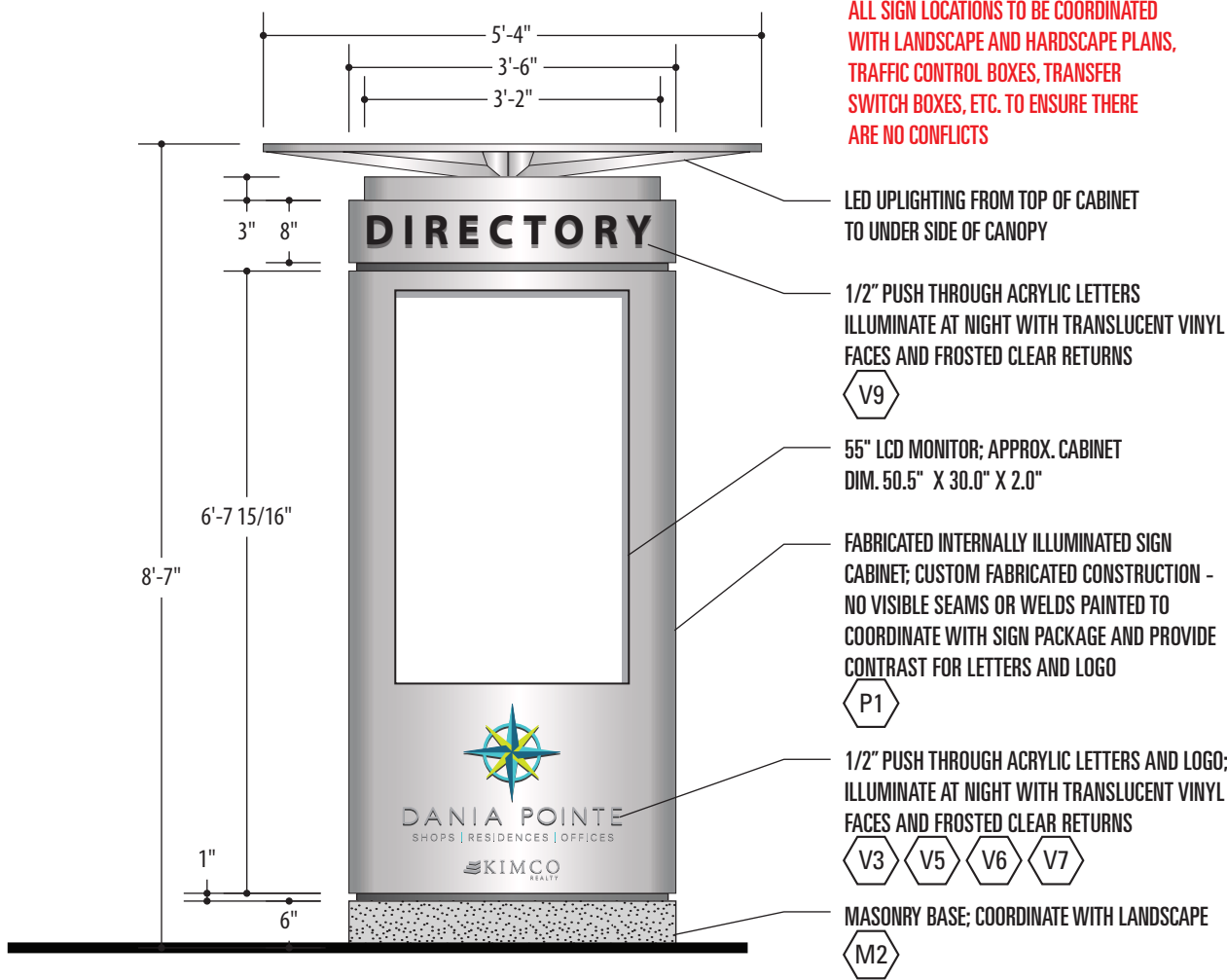
LED LIGHTS TO SHINE UP ON
UNDERSIDE OF CANOPY

OPTION 2 - PLAN VIEW

SCALE: 1/2"=1'-0"

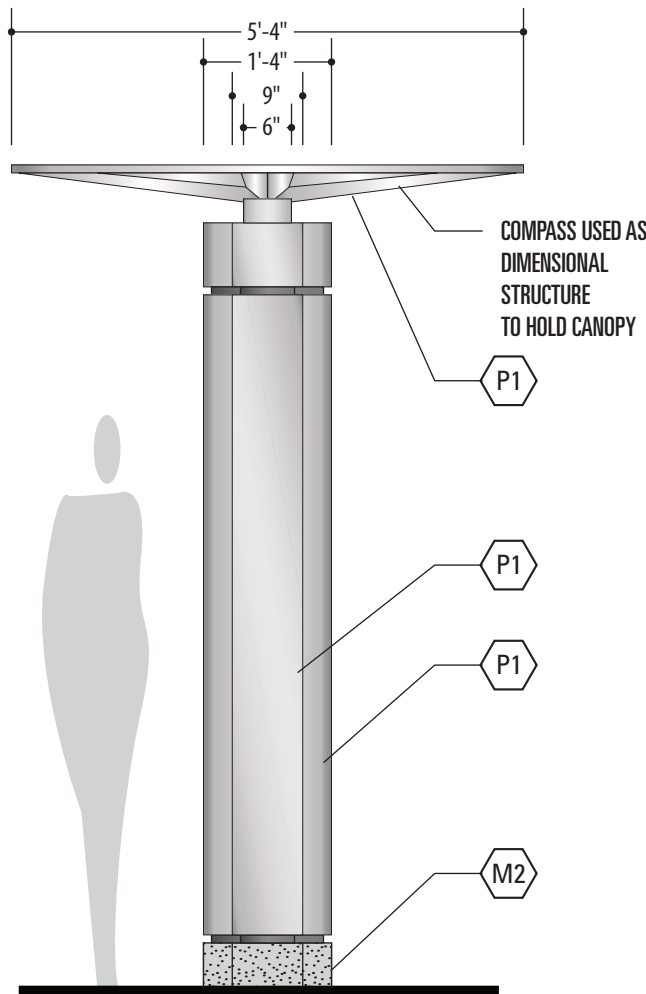
NOTE:
ARCHITECT TO ENSURE ELECTRICAL
PROVIDED; FABRICATOR TO COORDINATE
WITH GENERAL CONTRACTOR PRIOR TO
ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED
WITH LANDSCAPE AND HARDSCAPE PLANS,
TRAFFIC CONTROL BOXES, TRANSFER
SWITCH BOXES, ETC. TO ENSURE THERE
ARE NO CONFLICTS



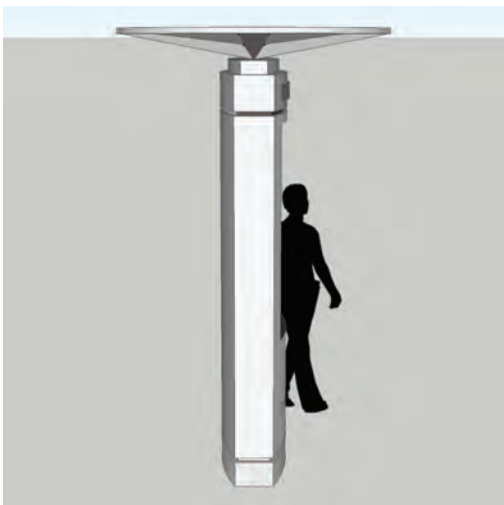
ELEVATION - OPTION 2

SCALE: 1/2"=1'-0"



SIDE VIEW - OPTION 3

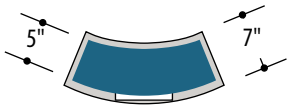
SCALE: 1/2"=1'-0"



3D MODELS

SCALE: NTS

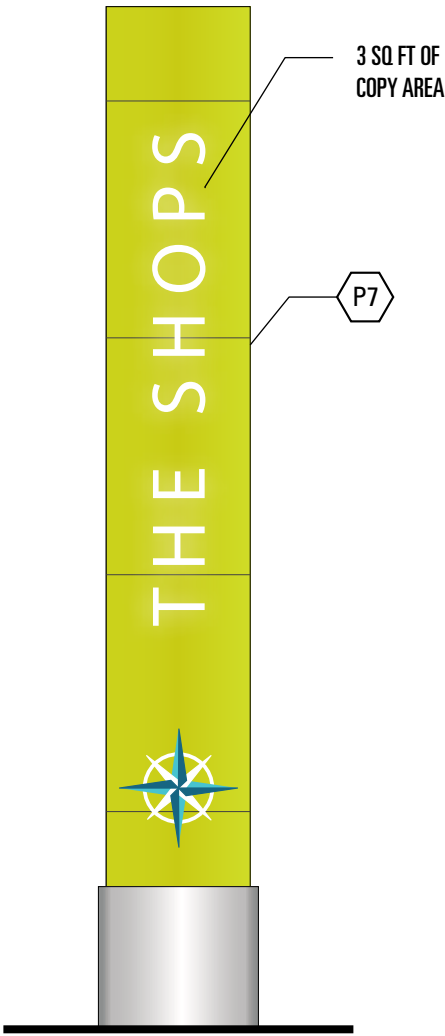
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	DIRECTORY <i>Sign Type D3</i>	SCALE	DATE	REVISIONS	1	09.07.2016	2	09.30.2016	3		7.0
					AS NOTED	08.02.2016	4	10.13.2016	5		6		7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					DR		SHC		LD					



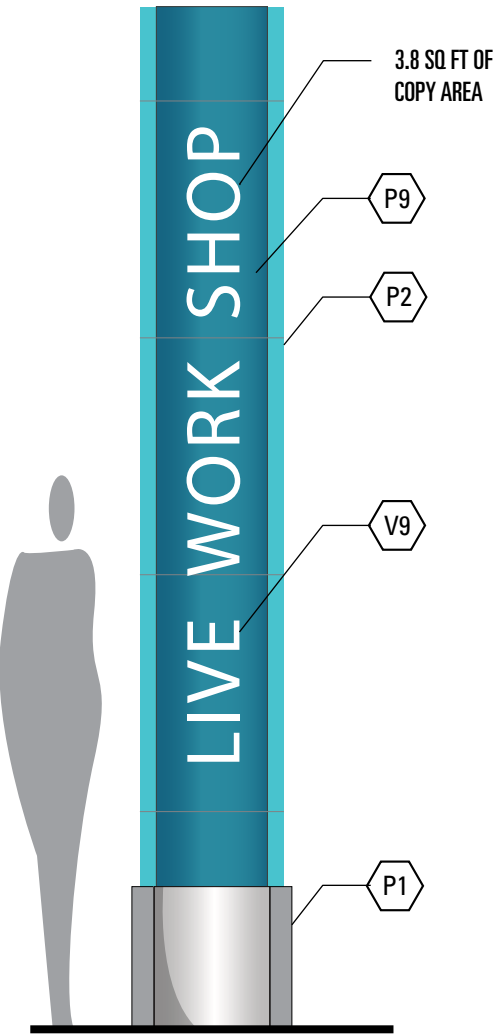
PLAN VIEW
SCALE: 1/2" = 1'- 0"

NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

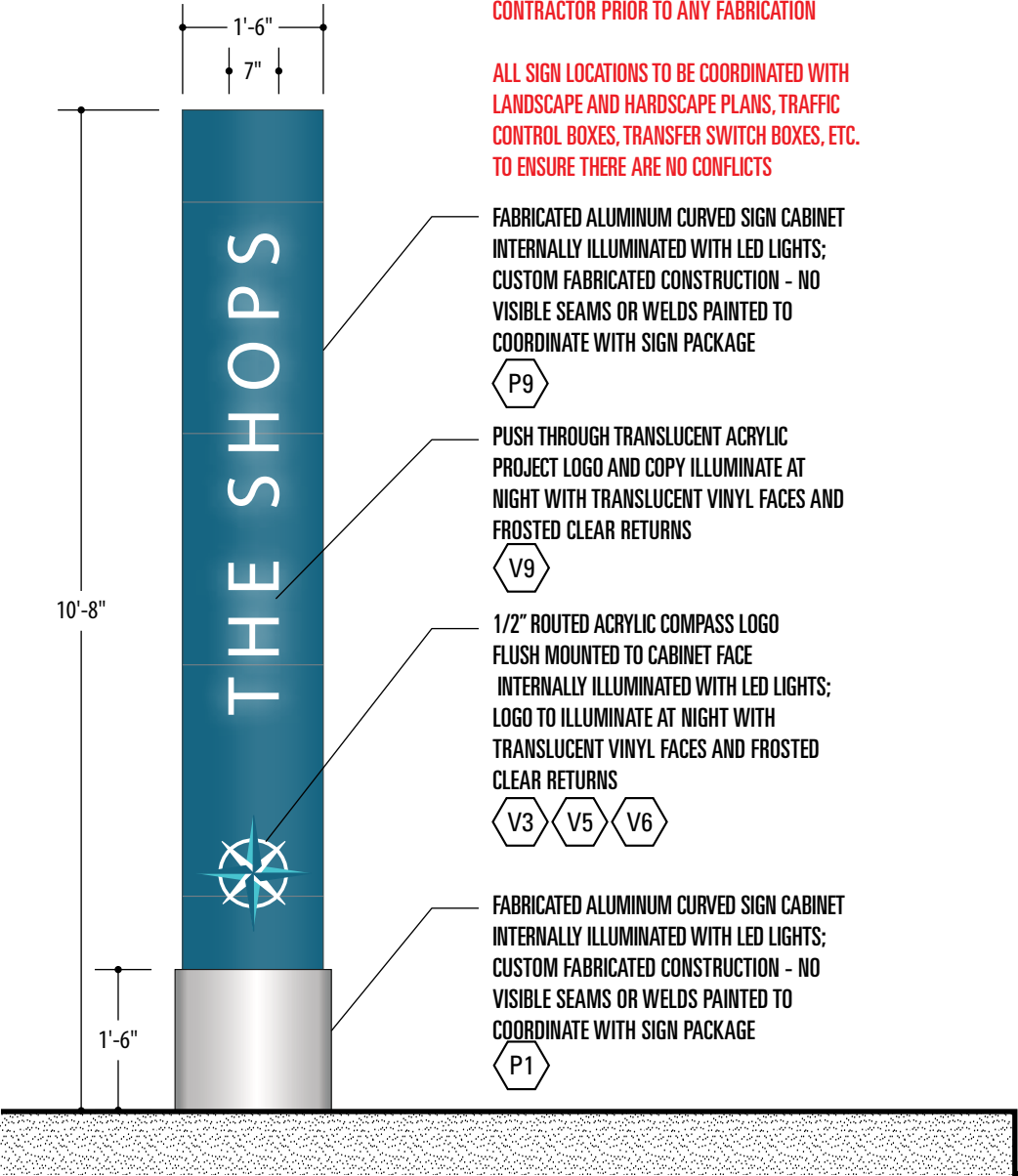
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



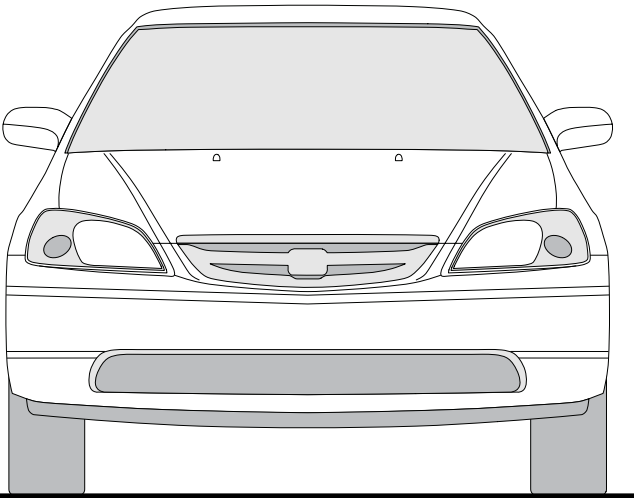
ALTERNATE COLOR
SCALE: NTS



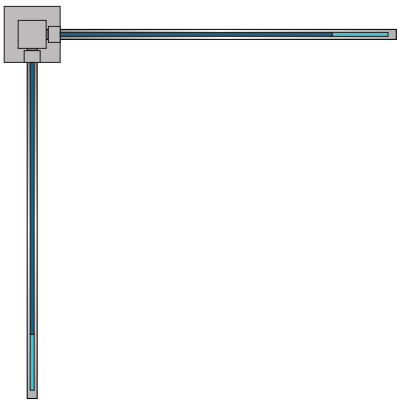
BACK VIEW
SCALE: 1/2" = 1'- 0"



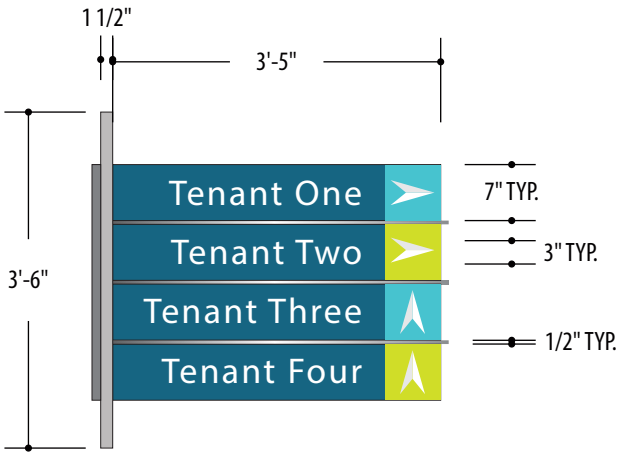
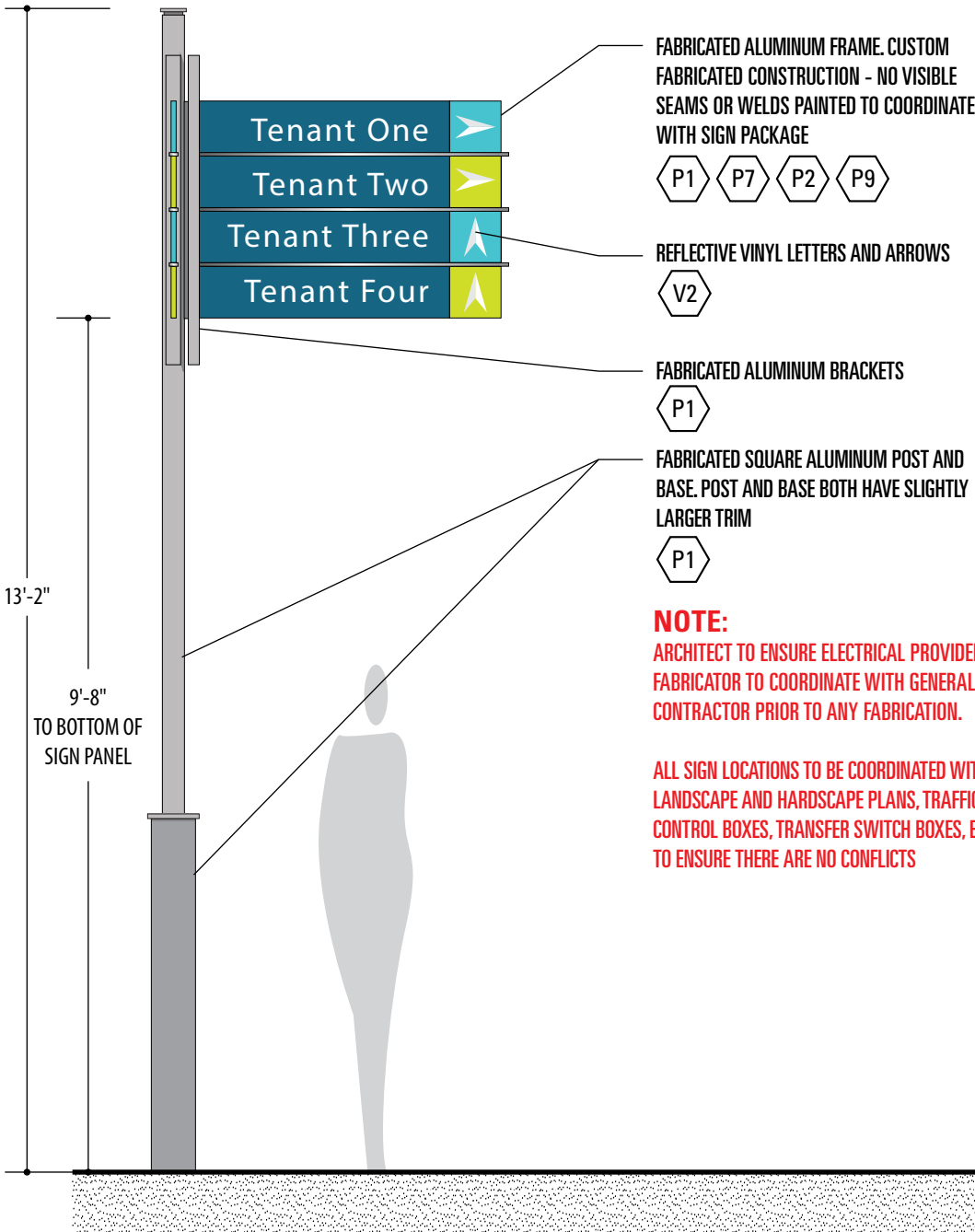
ELEVATION
SCALE: 1/2" = 1'- 0"



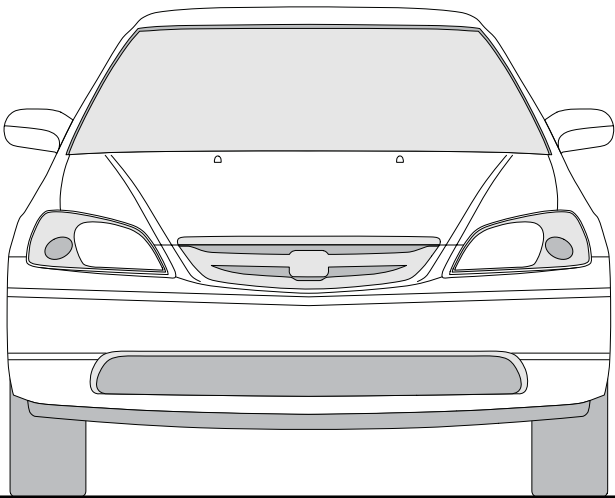
	PROJECT	DANIA POINTE	DWG TITLE	SECONDARY TOWN CENTER	SCALE	DATE	REVISIONS	1	09.07.2016	2	09.30.2016	3	8.0	
		Exterior Sign System		ENTRY ID	AS NOTED	08.02.2016	4		5		6			7
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					PB / SA		SHC		LD					



DEDICATED POST - PLAN VIEW
SCALE: 1/2" = 1'-0"



SIGN TYPE V - DEDICATED POST: DETAIL
SCALE: 1/2" = 1'-0"



SIGN TYPE V - DEDICATED POST
SCALE: 1/2" = 1'-0"

	PROJECT	DANIA POINTE	DWG TITLE	ANCHOR DIRECTIONAL -	SCALE	DATE	REVISIONS	1	09.07.2016	2	09.30.2016	3	9.0
		Exterior Sign System		LIGHT POST, FREESTANDING	AS NOTED	08.02.2016	4		5		6	7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY				
					PB / SA / SHC		SHC		LD				

NOT USED

	PROJECT	DANIA POINTE	DWG TITLE	FOUNTAIN GRAPHICS	SCALE	DATE	REVISIONS	1	09.07.2016	2	09.30.2016	3	10.0	
		Exterior Sign System		Sign Type RR	AS NOTED	08.02.2016	4		5		6			7
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					DR		SHC		LD					
	Copyright 2016. All rights reserved. This document may not be reproduced in any form without prior written agreement with Huie Design, Inc.								Drawings are design intent only. Fabricator to verify mounting conditions and substrates. Fabricator responsible for engineering and structural integrity of all signs.					



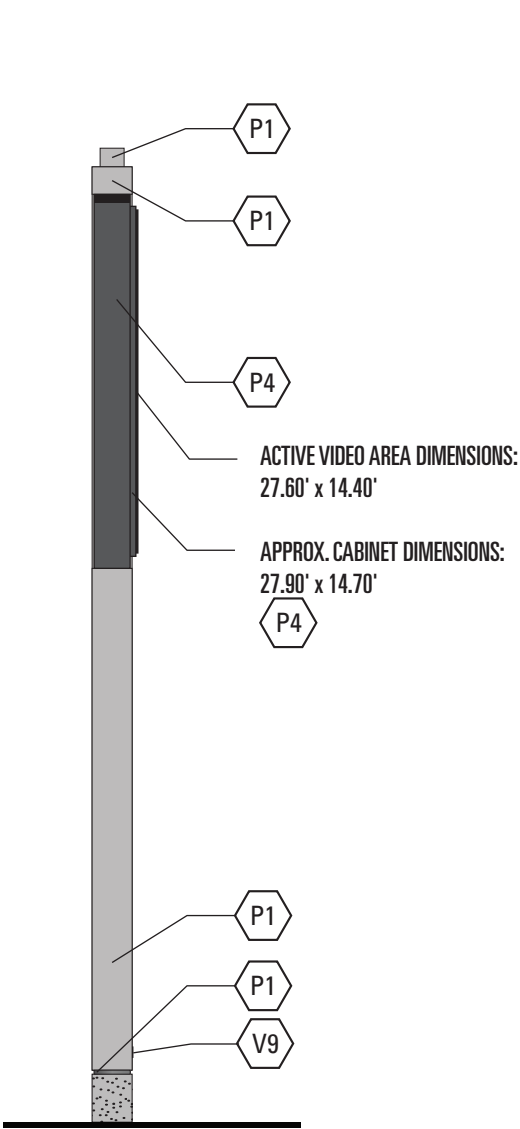
PLAN VIEW

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

NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

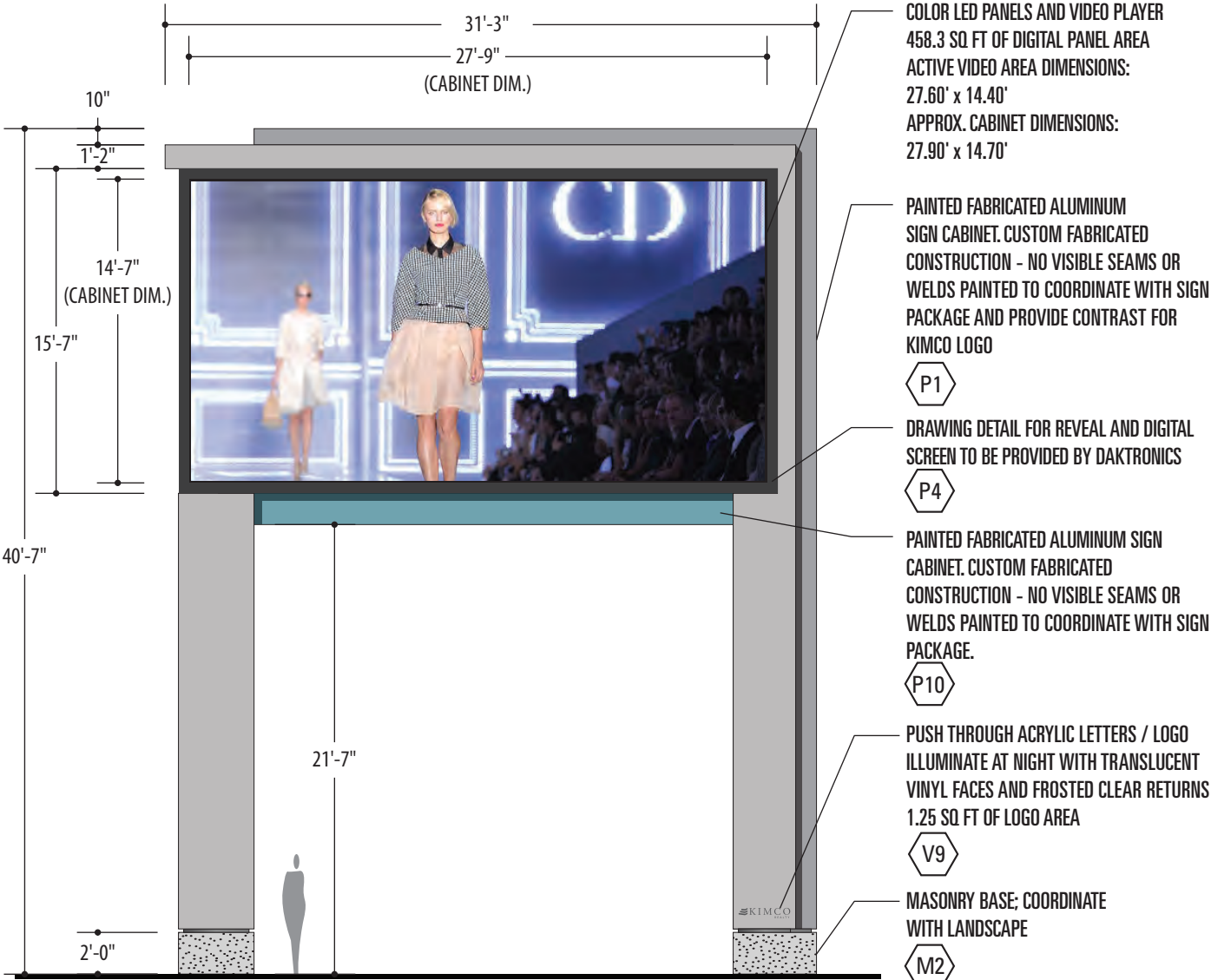
NOTE:
AT DEVELOPER'S OPTION, SIGN MAY BE MOUNTED
TO THE BUILDING AT THE HOTEL PLAZA IN LIEU OF
BEING BUILT AS FREESTANDING.

ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



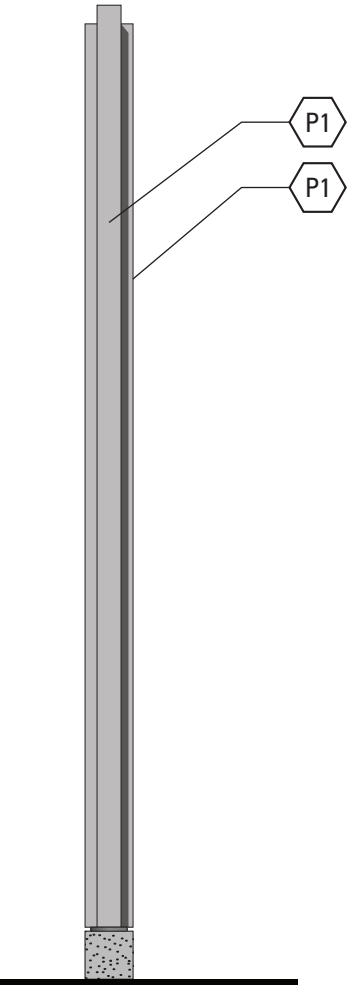
SIDE VIEW

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



ELEVATION

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



SIDE VIEW

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

	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	FREESTANDING DIGITAL SCREEN <i>Sign Type C</i>	SCALE	DATE	REVISIONS	1	09.07.2016	2	09.30.2016	3	10.13.2016	11.0
					AS NOTED		4	5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					DR		SHC		LD					

MESSAGE VISIBILITY - BRYAN ROAD & NORTH STREET

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

PROJECT ID MESSAGE

6 3/8" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

TENANT ID MESSAGE

TENANT PANEL 1'-5" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

NOTE:

LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 24" WHEN MATURE TO ENSURE LOGO VISIBILITY

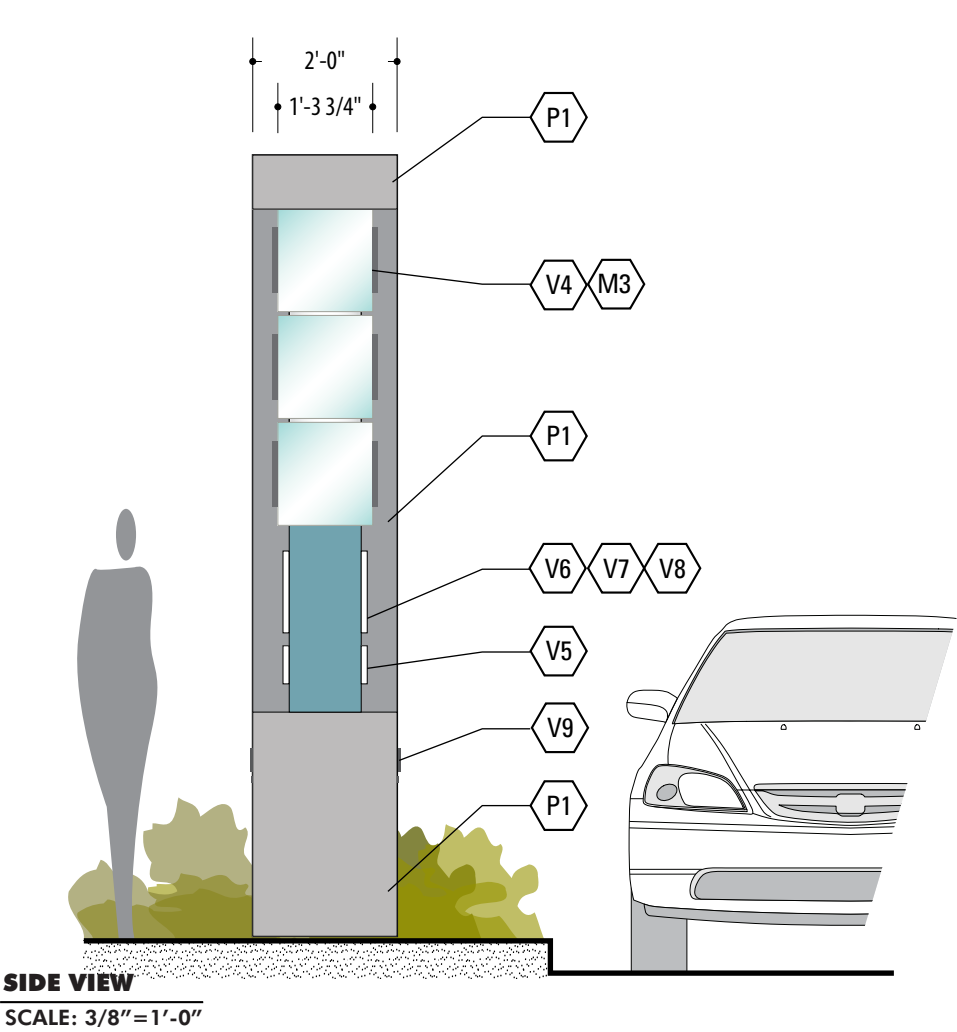


PLAN VIEW
SCALE: 3/8"=1'-0"

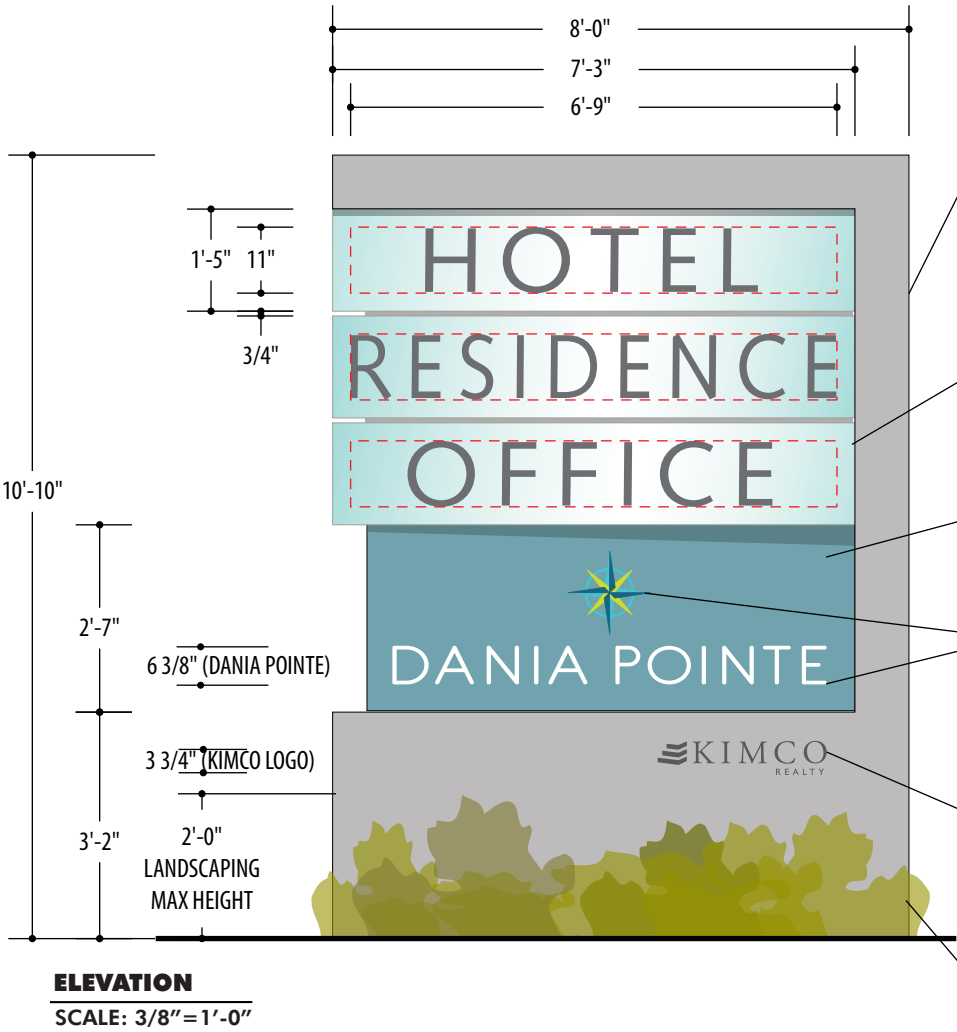
NOTE:

ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



SIDE VIEW
SCALE: 3/8"=1'-0"



ELEVATION
SCALE: 3/8"=1'-0"

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET;
INTERNALLY ILLUMINATED WITH LED LIGHTING;
CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS PAINTED TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

P1

FABRICATED ACRYLIC LIGHT BOXES
WITH OPAQUE GRAPHICS APPLIED TO FACE
(COPY SHOWN IS PLACEHOLDER FONT)

V4 M3

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET;
INTERNALLY ILLUMINATED WITH LED LIGHTING

P10

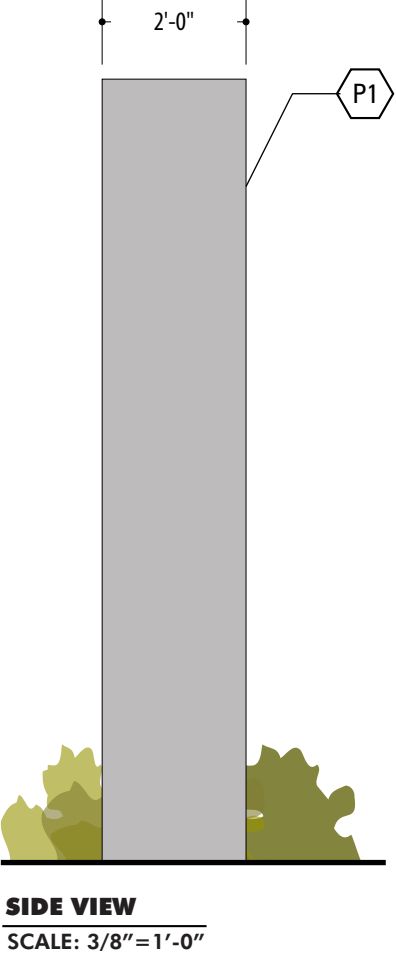
PUSH THROUGH DANIA POINTE ACRYLIC LOGO;
COMPASS ROSE IS TO BE PRISM SHAPED;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V5 V6 V7 V8

1/2" ROUTED ACRYLIC KIMCO LOGO
FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V9

LANDSCAPING TO BE COORDINATED BY OTHERS



SIDE VIEW
SCALE: 3/8"=1'-0"

	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID-OFFICE/RES/HOTEL	SCALE	DATE	REVISIONS	1	06.24.2016	2	07.07.2016	3	09.07.2016	12.0
		Exterior Sign System		Sign Type M3	AS NOTED	03.24.2016	4	09.30.2016	5		6		7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					MD/SHC		SHC		LD					

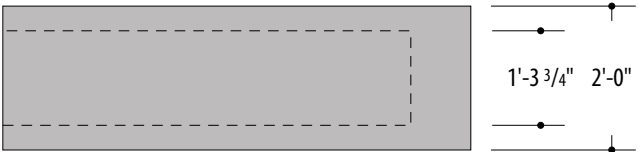
MESSAGE VISIBILITY - STIRLING RD & POINTE DRIVE

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

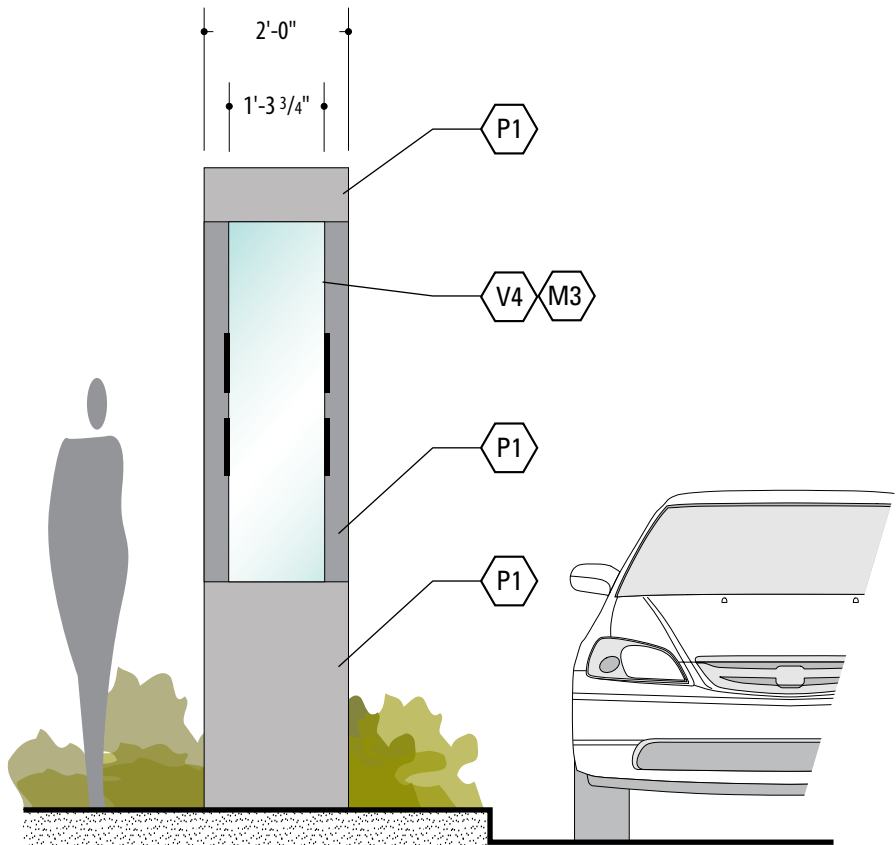
TENANT ID MESSAGE

TENANT PANEL 8" MAX HEIGHT - SINGLE LINE MESSAGE

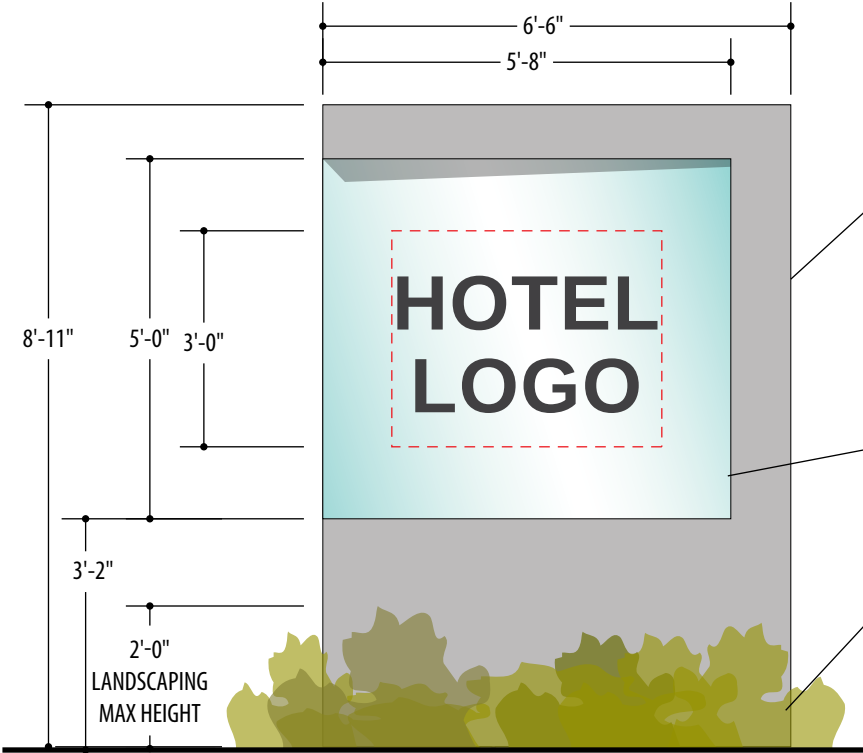
NOTE:
LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 24" WHEN MATURE TO ENSURE LOGO VISIBILITY



PLAN VIEW
SCALE: 3/8"=1'-0"



SIDE VIEW
SCALE: 3/8"=1'-0"



ELEVATION
SCALE: 3/8"=1'-0"

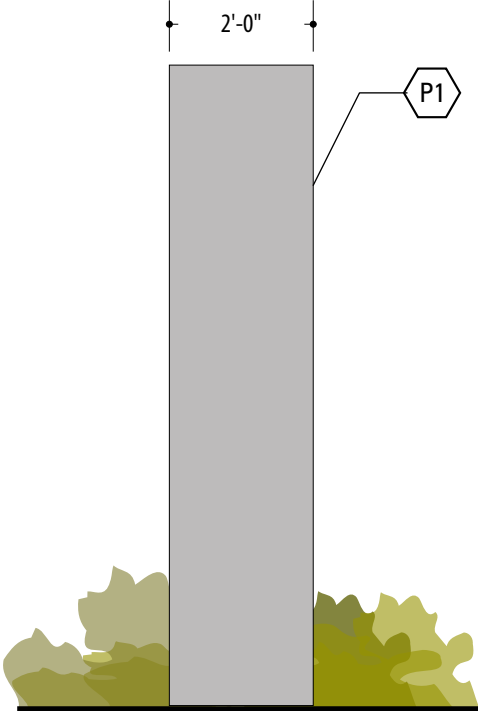
NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS PAINTED TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)

LANDSCAPING TO BE COORDINATED BY OTHERS



SIDE VIEW
SCALE: 3/8"=1'-0"

	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID - HOTEL	SCALE	DATE	REVISIONS	1	06.24.2016	2	07.07.2016	3	09.07.2016	12.1
		Exterior Sign System		Sign Type M3.1	AS NOTED	03.24.2016	4		5		6		7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					PB/SHC		SHC		LD					

MESSAGE VISIBILITY - BRYAN ROAD & NORTH STREET

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

PROJECT ID MESSAGE

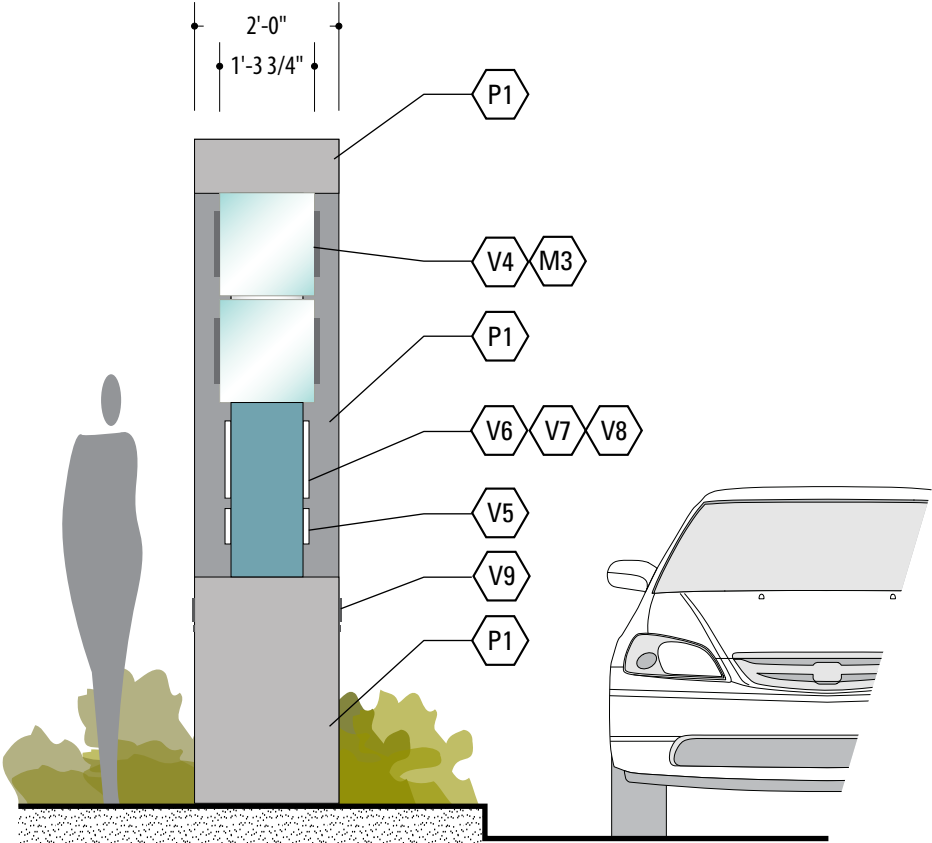
6" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

TENANT ID MESSAGE

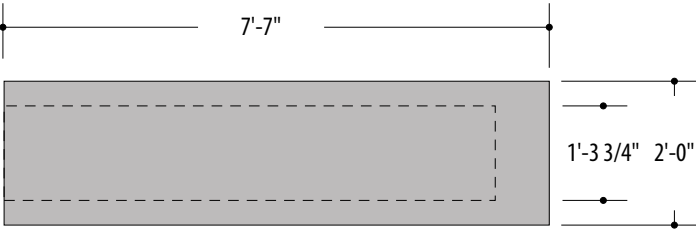
TENANT PANEL 1'-5" 1/8" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

NOTE:

LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 24" WHEN MATURE TO ENSURE LOGO VISIBILITY



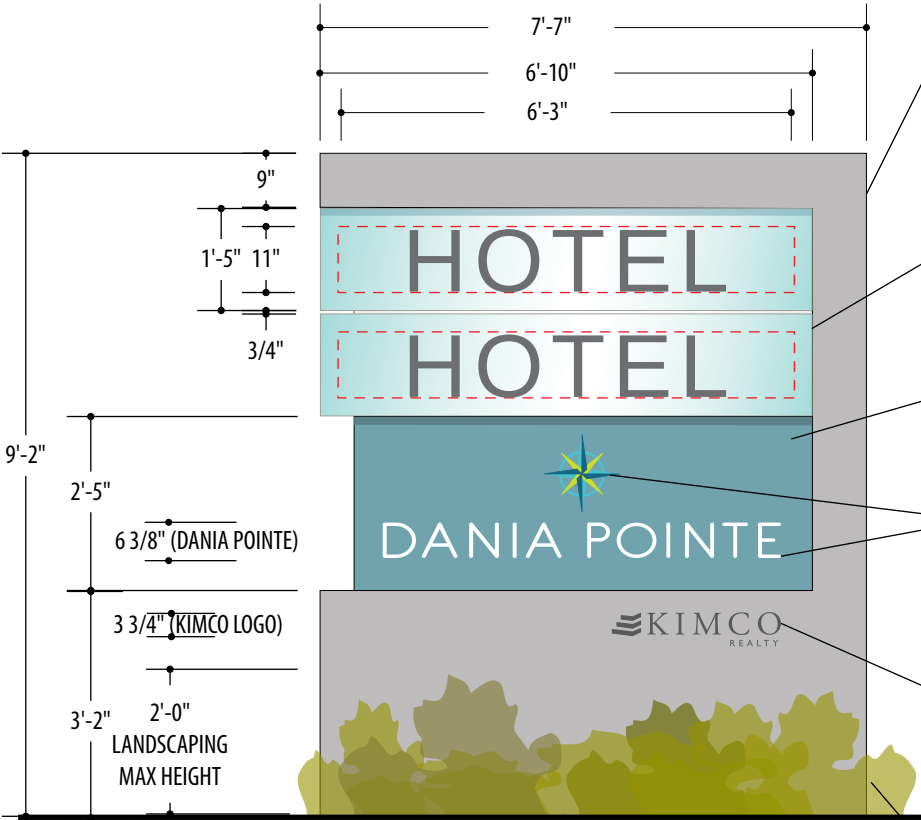
SIDE VIEW
SCALE: 3/8"=1'-0"



PLAN VIEW
SCALE: 3/8"=1'-0"

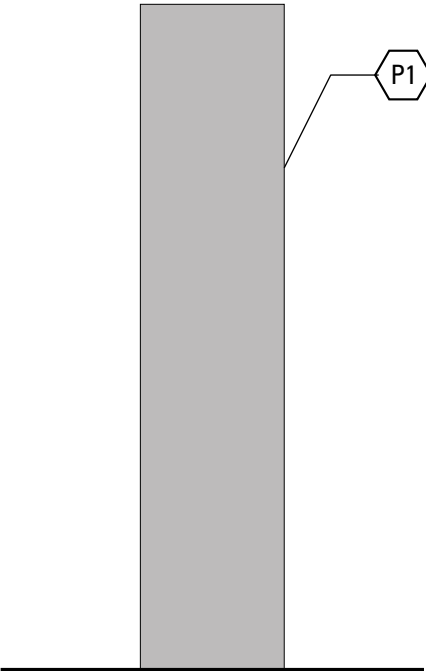
NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



ELEVATION
SCALE: 3/8"=1'-0"

- FABRICATED INTERNALLY ILLUMINATED SIGN CABINET;
INTERNALLY ILLUMINATED WITH LED LIGHTING;
CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE
SEAMS OR WELDS PAINTED TO COORDINATE WITH
SIGN PACKAGE AND PROVIDE CONTRAST FOR
LETTERS AND LOGO
- FABRICATED ACRYLIC LIGHT BOXES
WITH OPAQUE GRAPHICS APPLIED TO FACE
(COPY SHOWN IS PLACEHOLDER FONT)
- FABRICATED INTERNALLY ILLUMINATED SIGN CABINET;
INTERNALLY ILLUMINATED WITH LED LIGHTING
- PUSH THROUGH DANIA POINTE ACRYLIC LOGO;
COMPASS ROSE IS TO BE PRISM SHAPED;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
- 1/2" ROUTED ACRYLIC KIMCO LOGO
FLUSH MOUNTED TO CABINET FACE; LOGO TO
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
- LANDSCAPING TO BE COORDINATED BY OTHERS



SIDE VIEW
SCALE: 3/8"=1'-0"

	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID - HOTEL	SCALE	DATE	REVISIONS	1	06.24.2016	2	07.07.2016	3	09.07.2016	12.2
		Exterior Sign System		Sign Type M3.2	AS NOTED	03.24.2016	4		5		6		7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					SHC		SHC		LD					

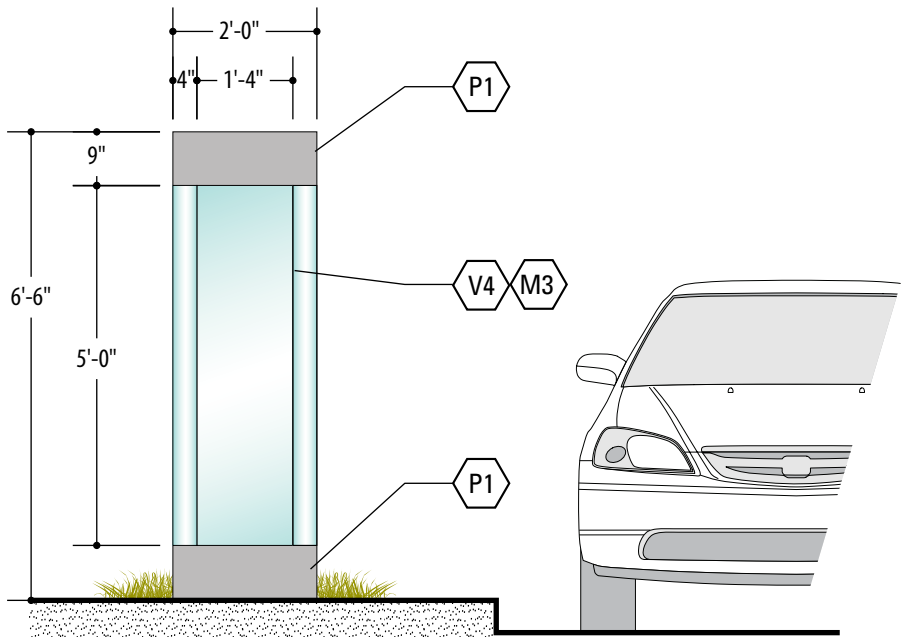
MESSAGE VISIBILITY - STIRLING ROAD
45 MPH / 4 SECONDS VISIBILITY / 294' VIEWING DISTANCE
26" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
7" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" -16" HEIGHT STACKED MESSAGE/LOGO

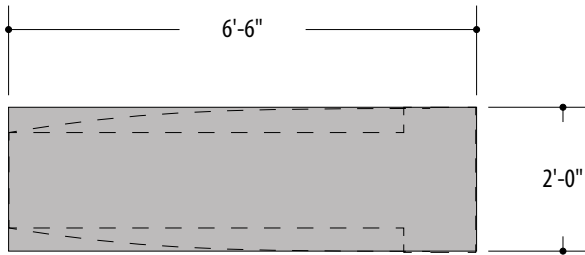
MESSAGE VISIBILITY - BRYAN ROAD
30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" -16" HEIGHT STACKED MESSAGE/LOGO

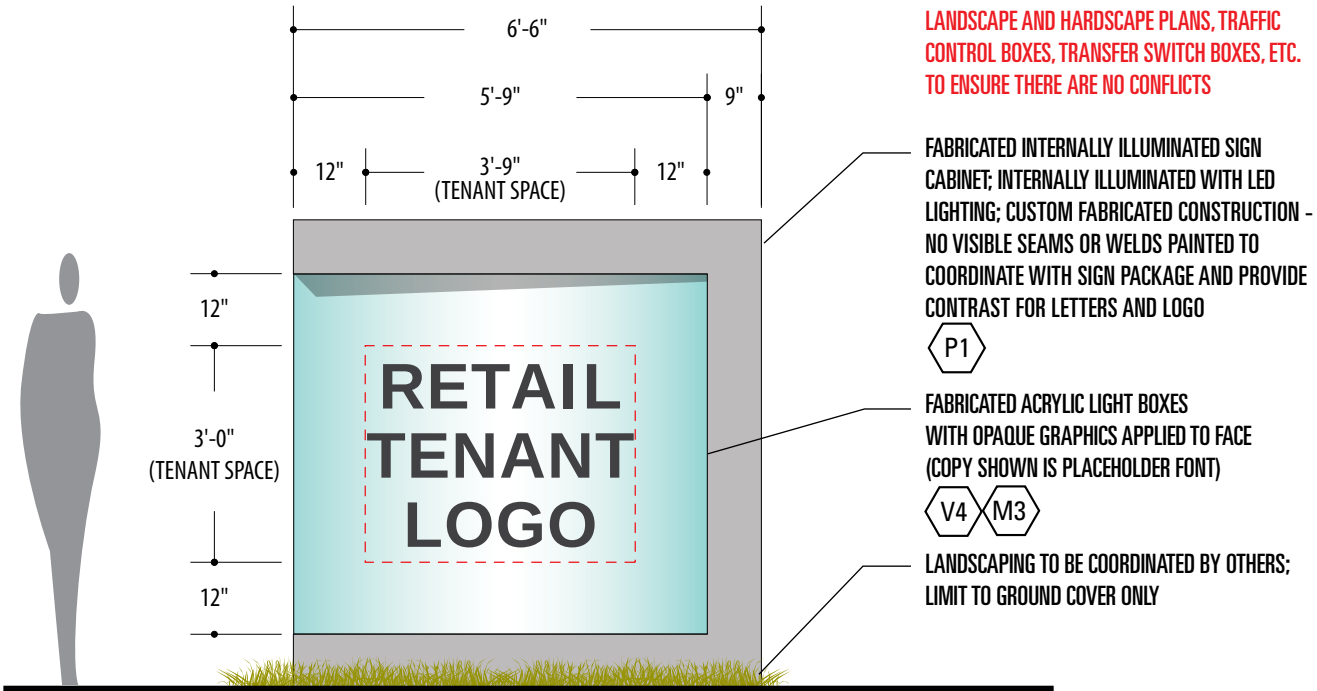
NOTE:
LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO GROUND COVER OR MULCH TO ENSURE LOGOS AND SIGN BASE ARE VISIBLE. IF SIGN CAN BE INSTALLED ON A LANDSCAPED BERM, THE MAXIMUM HEIGHT OF LANDSCAPING MAY BE INCREASED ACCORDINGLY, BUT MUST ENSURE SIGN / LOGOS ARE VISIBLE EVEN WHEN LANDSCAPING IS MATURE



SIDE VIEW
SCALE: 3/8"=1'-0"



PLAN VIEW
SCALE: 3/8"=1'-0"

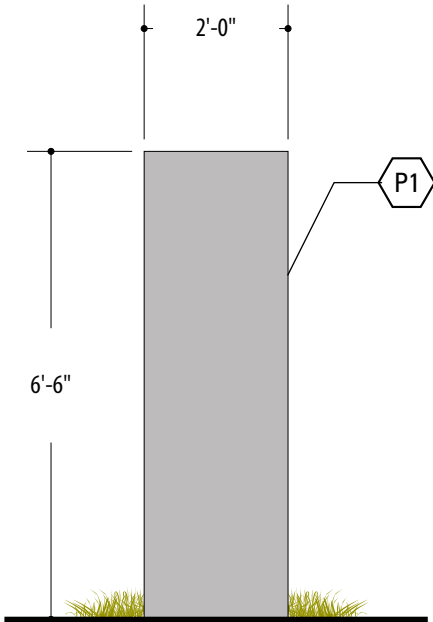


ELEVATION
SCALE: 3/8"=1'-0"

NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS PAINTED TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO
P1
FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)
V4 M3
LANDSCAPING TO BE COORDINATED BY OTHERS; LIMIT TO GROUND COVER ONLY



SIDE VIEW
SCALE: 3/8"=1'-0"

	PROJECT	DANIA POINTE	DWG TITLE	TENANT MONUMENT - 1 PANEL	SCALE	DATE	REVISIONS	1	06.24.2016	2	09.07.2016	3		13.0	
		Exterior Sign System		Sign Type T1	AS NOTED	03.24.2016	4		5		6		7		
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					MD/SHC		SHC		LD						

MESSAGE VISIBILITY - BRYAN ROAD & NORTH STREET

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

PROJECT ID MESSAGE

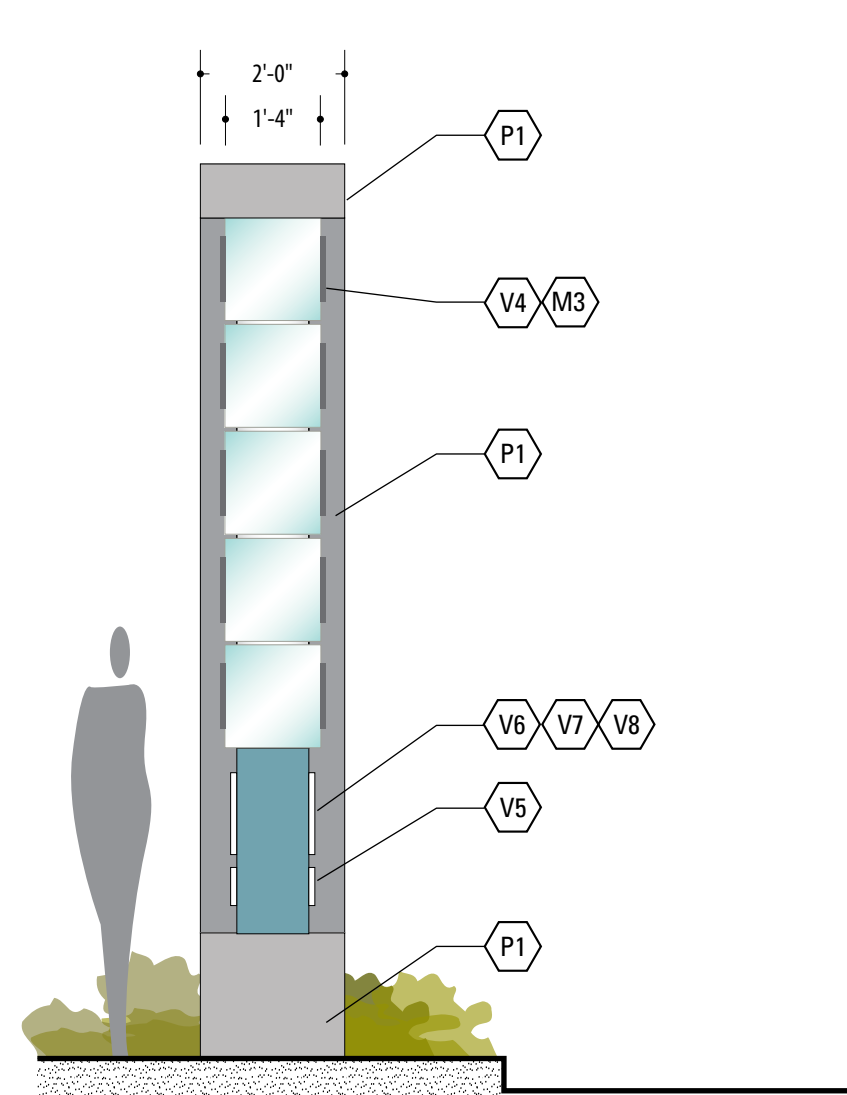
6 3/8" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

TENANT ID MESSAGE

TENANT PANEL 1'-5" 1/8" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

NOTE:

LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 18" WHEN MATURE TO ENSURE LOGO VISIBILITY



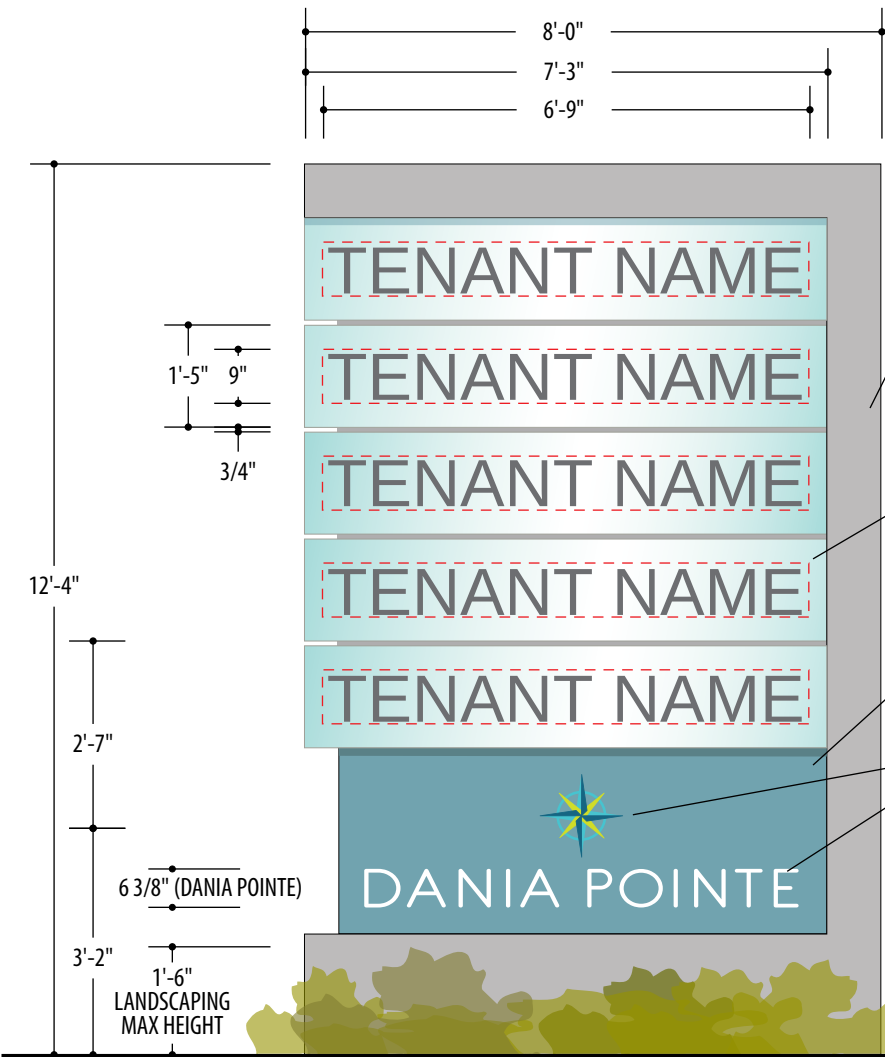
SIDE VIEW

SCALE: 3/8"=1'-0"



PLAN VIEW

SCALE: 3/8"=1'-0"



ELEVATION

SCALE: 3/8"=1'-0"

NOTE:

ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET;
INTERNALLY ILLUMINATED WITH LED LIGHTING;
CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE
SEAMS OR WELDS PAINTED TO COORDINATE WITH
SIGN PACKAGE AND PROVIDE CONTRAST FOR
LETTERS AND LOGO

P1

FABRICATED ACRYLIC LIGHT BOXES
WITH OPAQUE GRAPHICS APPLIED TO FACE
(COPY SHOWN IS PLACEHOLDER FONT)

V4 M3

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET;
INTERNALLY ILLUMINATED WITH LED LIGHTING

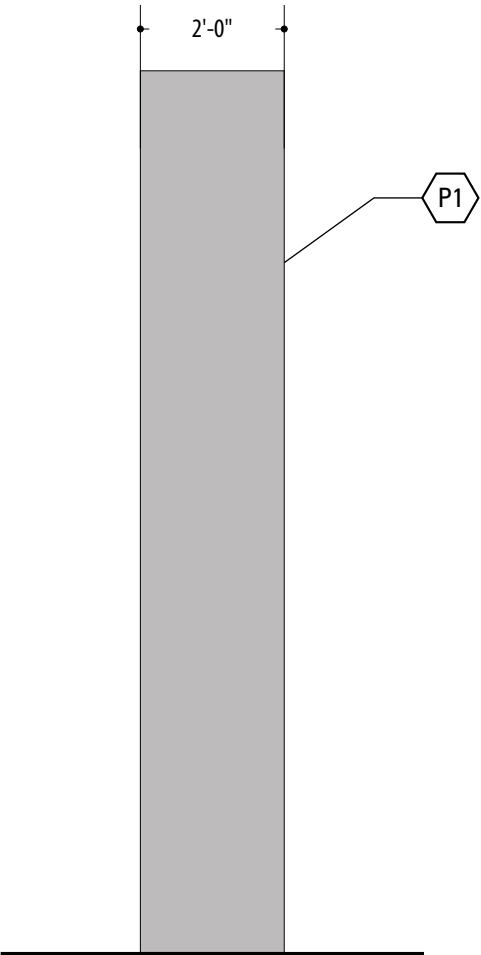
P10

PUSH THROUGH DANIA POINTE ACRYLIC LOGO;
COMPASS ROSE IS TO BE PRISM SHAPED;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS

V5 V6 V7 V8

LANDSCAPING TO BE COORDINATED BY OTHERS

V9



SIDE VIEW

SCALE: 3/8"=1'-0"

	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID-RETAIL	SCALE	DATE	REVISIONS	1	06.24.2016	2	07.07.2016	3	10.13.2016	13.1
		Exterior Sign System		Sign Type T4	AS NOTED	03.24.2016	4		5		6		7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					MD/SHC		SHC		LD					

NOT USED

	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	REGULATORY SIGNS <i>Sign Type O, P, Q, S</i>	SCALE	DATE	REVISIONS	1	09.07.2016	2		3		14.0	
	ARCHITECT	MCG	DEVELOPER	KIMCO	AS NOTED	06.02.2016	4		5		6		7		
					DRAWN BY		CHECKED BY		PROOFED BY						
					PB / SA		SHC		LD						

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Drawings are design intent only. Fabricator to verify mounting conditions and substrates. Fabricator responsible for engineering and structural integrity of all signs.

NOT USED

	PROJECT	DANIA POINTE	DWG TITLE	WALL MOUNTED EV	SCALE	DATE	REVISIONS	1	09.07.2016	2		3		15.0
		Exterior Sign System		PARKING SIGN	AS NOTED	06.02.2016	4		5		6		7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					PB / SA									

NOT USED

	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	SERVICE COURT ID <i>Sign Types DD</i>	SCALE	DATE	REVISIONS	1	09.07.2016	2		3		16.0	
					AS NOTED	06.02.2016	4		5		6		7		
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					PB / SA		SHC		LD						

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Drawings are design intent only. Fabricator to verify mounting conditions and substrates. Fabricator responsible for engineering and structural integrity of all signs.



ICON
SCALE: NTS



PLAN
SCALE: 3/4" = 1'- 0"

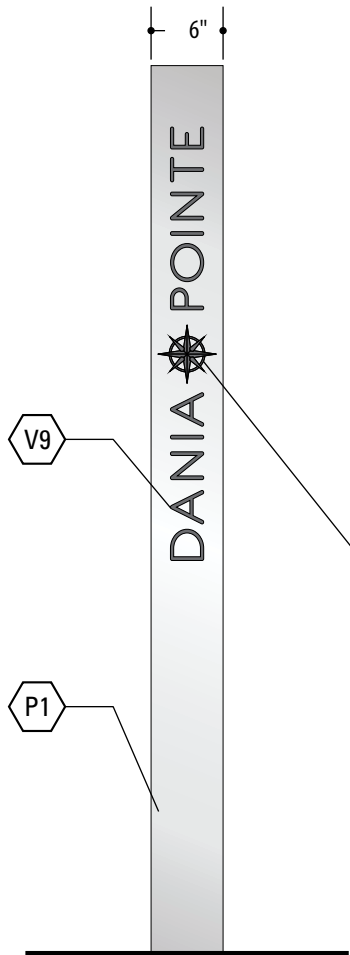
NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS

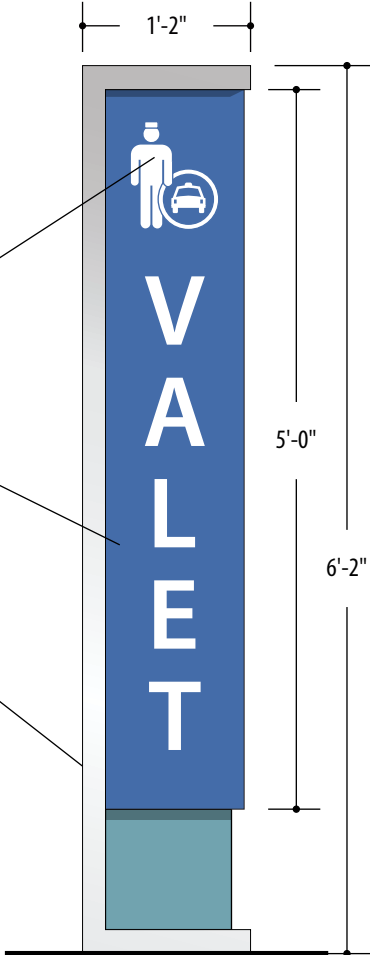
1/2" PUSH THROUGH ACRYLIC LETTERS / SYMBOL;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS

FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS PAINTED TO
COORDINATE WITH SIGN PACKAGE AND PROVIDE
CONTRAST FOR LETTERS AND LOGO

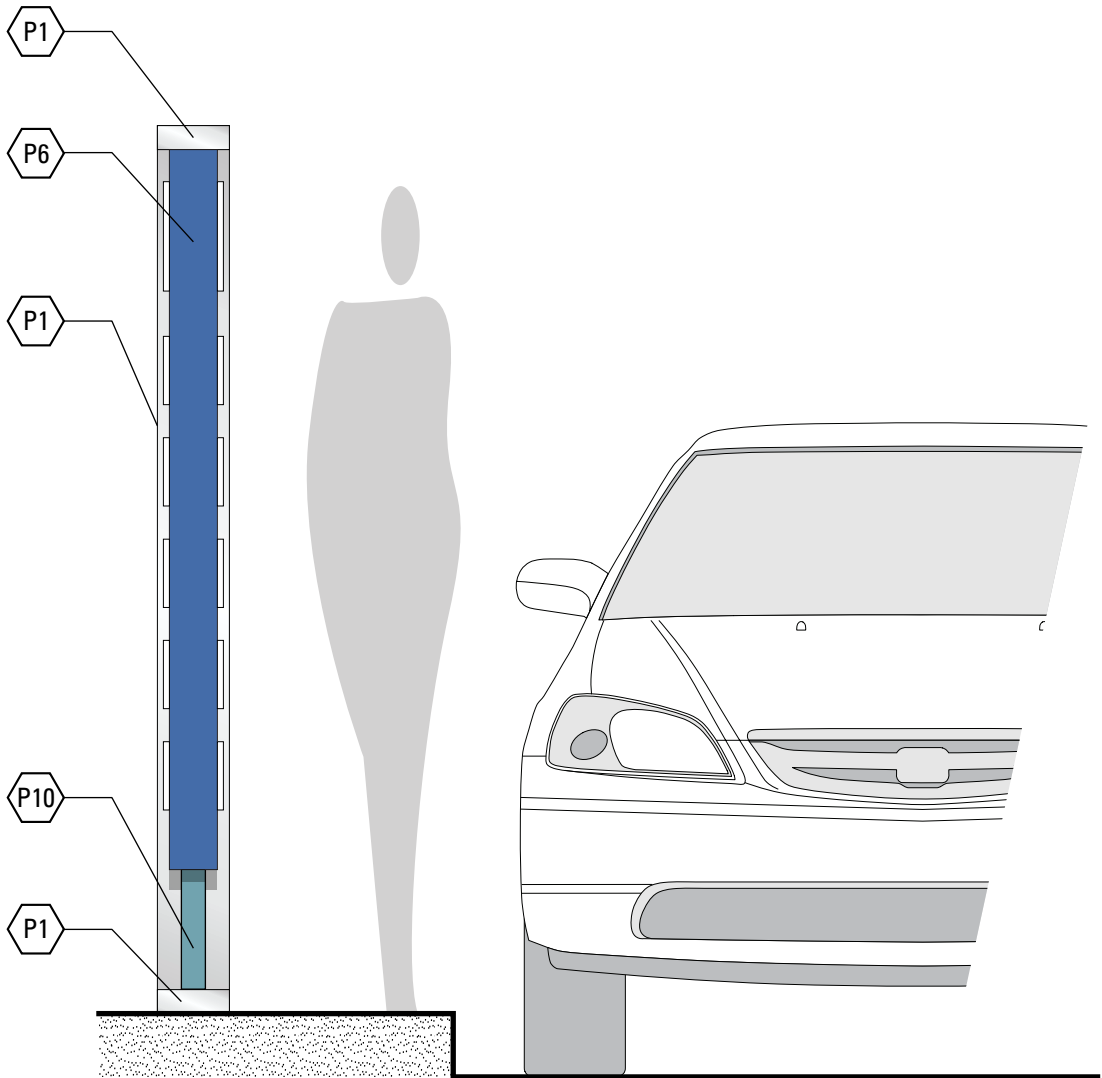
1/2" PUSH THROUGH ACRYLIC LETTERS / SYMBOL;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS



SIDE VIEW
SCALE: 3/4" = 1'- 0"



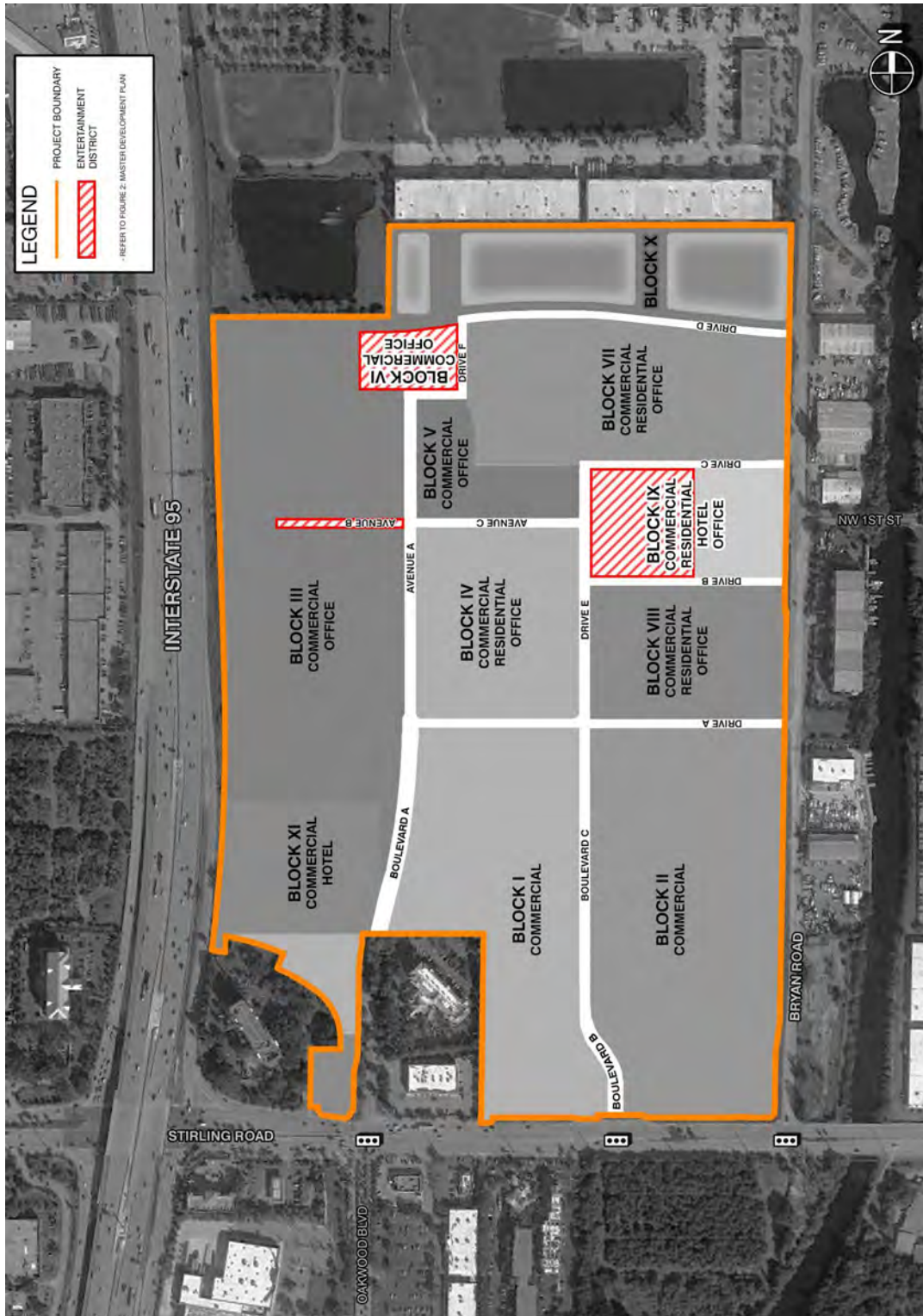
ELEVATION
SCALE: 3/4" = 1'- 0"



SIDE VIEW
SCALE: 3/4" = 1'- 0"

	PROJECT	DANIA POINTE	DWG TITLE	VALET ID	SCALE	DATE	REVISIONS	1	09.07.2016	2		3		17.0
		Exterior Sign System		Sign Type EE	AS NOTED	06.02.2016	4		5		6		7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					PB / SA		SHC		LD					

F – ENTERTAINMENT DISTRICT





ORDINANCE NO. 2015-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28 "LAND DEVELOPMENT CODE" OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS", ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS" TO PROVIDE FOR AND ESTABLISH PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) AND AMENDING ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) REGULATIONS; AMENDING PART 2 "SITE DEVELOPMENT REGULATIONS TO REFERENCE AND PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 3 "SPECIAL ZONING DISTRICTS" TO ESTABLISH SUBPART 5 "PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)" AND ARTICLE 340 "PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD),AMENDING SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 4 "SUBDIVISION AND OFF-SITE REGULATIONS" TO PROVIDE FOR STANDARDS AND REGULATIONS RELATED TO PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 5 "SIGNAGE AND DESIGN REGULATIONS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) SIGNAGE AND DESIGN REGULATIONS; AND FURTHER AMENDING PART 6 "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS" PROVIDING FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, Article VII, 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 thereof; 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 has adopted a vision and mission statement that includes promoting development, redevelopment and economic development within the City; and

WHEREAS, the City has established a Regional Activity Center (RAC) land use designation to provide for development of a mixed land uses of regional significance; and

WHEREAS, the City's traditional development standards do not afford sufficient flexibility to accommodate development of a large-scale mix of uses within the RAC in a complementary and integrated manner; and

WHEREAS, the City's land development code does not include a planned mixed-use development district designed to facilitate development of large parcels of land with direct access to major roads and within close proximity to airports and cruise ship facilities; 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 before the City Commission were held pursuant to the published notice described above; and

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

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

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

Section 2. That Part 1 "Use Regulations," Article 100 "General Use Regulations Applying To All Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 100. - GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS

Sec. 100-20. - How to use Part I of this code.

(B) Commercial and mixed-use districts.

(3) The permitted uses within the planned mixed-use district (PMUD) are subject to density and intensity limitations established by the city's comprehensive plan for the Dania Beach Regional Activity Center (RAC). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD 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. The General use regulations of Part I shall apply to the PMUD only as specified in Article 340 and in the approved PMUD DDG.

Sec. 100-60. - Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(B) Mixed-use zoning districts		
<u>PMUD</u>	<u>Planned Mixed-Use Development District</u>	<u>Encourages an integrated approach to redevelopment within the Dania Beach Regional Activity Center (RAC) encompassing a mix of uses at an intensity and density consistent with the proximity to regional roadways, the airport and seaport. This district is intended for large-scale mixed use development with direct access to an arterial roadway(s) which serves as a transit</u>

		<u>route or located within close proximity to a mobility hub.</u>
--	--	---

Section 3. That Part 1 “Use Regulations,” Article 110 “Use Regulations For Commercial And Mixed-Use Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

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

Sec. 110-10. Applicability.

The detailed use regulations of this article do not apply within the CRA form-based districts or Planned Mixed Use Development district (PMUD) of part 3 of this code unless otherwise provided.

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

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

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 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).

Section 4. That Part 2 “Site Development Regulations,” Article 200 “User Guide for Part 2 of the Code” of the City of Dania Beach Land Development Code is amended to read as follows:

Sec. 200-40. How part 2 of this code relates to the CRA form-based and PMUD regulations.

(A) The site development regulations for the CRA form-based districts (CC, EDBB-MU, SFED-MU, GTWY-MU, NBHD-MU, NBHD-RES) are not contained in the article 205 schedule of site development regulations. Instead, they are located in part 3 of this code. However, the detailed site development regulations of the remainder of part 2 apply to the CRA form-based districts unless otherwise noted. In the event of a conflict between part 2 and part 3, the standards of part 3 shall take precedence for areas zoned in one of the CRA form-based districts.

(B) Unless otherwise provided, site development regulations for the Planned Mixed Use Development district (PMUD) are specified within Article 340 of this chapter and within the approved Development Design Guidelines (DDG). However, the sections of part 2 that specifically govern airport safety, wildlife and environmentally sensitive lands shall apply to the PMUD district.

Section 5. That Part 3 “Special Zoning Districts,” Subpart 5 “Planned Mixed-Use Development District (PMUD)” of the City of Dania Beach Land Development Code is established and created to read as follows:

PART 3. – SPECIAL ZONING DISTRICTS

Part 3 addresses the special zoning districts created by the City. Each of the subparts is devoted to a separate special zoning district, as follows:

Subpart 1: Community Redevelopment Area (CRA) Form-Based Zoning Districts

Subpart 2: Hotel Overlay District

Subpart 3: Design District Overlay

Subpart 4: Port Everglades Development District (PEDD)

Subpart 5: Planned Mixed-Use Development District (PMUD)

SUBPART 5. - PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)

ARTICLE 340. – PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)

Sec. 340-10. - Purpose.

(A) The Planned Mixed-Use Development zoning district (PMUD) is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for large-scale development accommodating a mix of uses in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and provides an attractive destination for tourists and local citizens. This density and intensity of use is appropriate for large parcels of land with access to major roads and within close proximity to airports and cruise ship facilities.

(B) The adopted PMUD Development Design Guidelines (DDG) is intended to regulate development within the PMUD in much the same manner as the City's Land Development Code controls development in other zoning districts. A PMUD may be developed in one or more phases, as set forth in the adopted PMUD DDG.

(C) Where this Article 340 and an approved PMUD DDG fail to address any matter regulated by this chapter, development within a PMUD shall be governed by those regulations of this chapter.

Sec. 340-20. - Uses permitted.

The PMUD may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, office and employment center. 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. Uses may be

horizontally and vertically mixed within a building(s) as well as within the PMUD as regulated by the DDG.

Sec. 340-30. – General development standards.

(A) Minimum size. The minimum size for a PMUD shall be fifty (50) acres of contiguous land.

(B) Density and intensity: The density and intensity of land uses within a PMUD shall be consistent with the Dania Beach Regional Activity Center (RAC) provisions set forth in the Future Land Use Element of the City's Comprehensive Plan. The maximum permissible residential densities and square footages of non-residential uses within a PMUD shall be established in the PMUD DDG approved by the City Commission. No building permit may be issued for development of property within a PMUD except in compliance with the density and intensity limits of the PMUD DDG.

(C) Public access. Each permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The City shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents.

(D) Maximum height. Unless a more restrictive height is specified in the approved Development Design Guidelines (DDG), the height limitations for a building or structure are those prescribed by the Federal Aviation Administration. The other requirements of Article 220, "Supplemental Building and Structure Height Regulations (Including Lowest Finished Floor); Rooftop Regulations", shall apply unless otherwise specified in the Development Design Guidelines (DDG).

(E) Minimum lot size or width. No minimum lot size or width applies within a PMUD, except as specified by the approved Development Design Guidelines (DDG).

(F) Minimum setbacks. There shall be a minimum setback for all principal structures of not less than fifteen (15) feet in depth abutting all public road rights-of-way adjacent to the PMUD. Where the rear façade of a building is oriented toward the adjacent public road, a deeper setback which includes a landscape buffer shall be provided, as specified in the approved Development Design Guidelines (DDG). All other required setbacks shall be as specified in the approved DDG.

- (G) Minimum distance between structures. Minimum distance between structures within a PMUD shall be as specified in the approved Development Design Guidelines (DDG).
- (H) Offstreet parking. The standards and requirements of Article 265 “Off-street Parking Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (I) Offstreet loading. The requirements of Article 270 “Off-street Loading Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (J) Outdoor lighting. The requirements of Article 280 “Outdoor Lighting Standards,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (K) Landscaping. The requirements of Article 275 “Landscaping Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (L) Walls, fences and hedges. The requirements of Article 235 “Walls, Fences and Hedges,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (M) Signage. The requirements of Article 505 “Sign Regulations,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (N) Roadways. Internal private roads with access to public roads are permitted provided they are constructed to the same generally accepted engineering standards as public roads and provisions for maintenance are stipulated in the Development Design Guidelines.
- (O) Pedestrian circulation and connectivity. The Design Development Guidelines (DDG) shall provide a continuous and connected pedestrian circulation system throughout the PMUD for all buildings and uses, parking, transit and common areas with safe convenient connection to off-site public pedestrianways and sidewalks.
- (P) Multi-modal transportation. The PMUD shall foster the use of alternative modes of transportation, which will include pedestrian, bicycle, and transit, through measures which will include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, inclusion of bus bays or transit hub, bike lanes and posting of transit route information.
- (Q) Common areas. The PMUD shall provide open space areas, such as public plazas, passive pocket parks, public art or recreational amenities that are appropriate for the proposed uses and are accessible to residents, tenants and patrons of the PMUD and the general public.

(R) Stormwater management. Internal stormwater facilities, as defined within the Design Development Guidelines (DDG), shall be designed and integrated as a site or building amenity or accommodated underground.

(S) Site plan approval. Unless otherwise provided, site development shall comply with PMUD regulations established pursuant to Article 340 of this chapter and in accordance with the approved Development Design Guidelines (DDG). Where this Article 340 and an approved PMUD DDG fail to address any matter regulated by this chapter, a site plan within a PMUD shall be governed by those regulations of this chapter.

Sec. 340-40. – Development Design Guidelines (DDG).

(A) Development Design Guidelines (DDG) required for Planned Mixed-Use Development District (PMUD) zoning. No building permit for a structure or building may be issued pursuant to PMUD zoning except in conformance with City Commission approval of Development Design Guidelines (DDG) including a Master Development Plan (MDP).

(B) Required information. Any proposed DDG shall include the following:

- (1) Master Development Plan (MDP) graphically depicting, at a minimum, the general location of density/intensity of land uses in building areas, building types, landscaped areas, vehicular use areas and access, street network and street types, and pedestrian and multimodal systems;
- (2) Permitted uses, which may include accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and a permitted use trade-off matrix;
- (3) Maximum (and minimum, if any) nonresidential square footage permitted, by Dania Beach Regional Activity Center (RAC) Future Land Use category;
- (4) Maximum (and minimum, if any) number of dwelling units permitted, by Dania Beach Regional Activity Center (RAC) Future Land Use category;
- (5) Illustrative graphics identifying circulation elements, which will include transit, vehicular, pedestrian and bicycle components, as applicable;
- (6) Maximum height of all proposed structures;
- (7) References to the specific City Land Development Code (LDC) sections which shall apply without modification;
- (8) Standards specific to the PMUD which differ from those in the City Land Development Code (LDC), which shall include:

- (a) Minimum building setback standards;
 - (b) Building separation requirements;
 - (c) Minimum pervious area for the PMUD;
 - (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking;
 - (e) Minimum loading zone standards;
 - (f) Guidelines for all structures which address design elements, architectural styles, acceptable and prohibited materials;
 - (g) Guidelines for residential units, including minimum habitable floor area and building design standards;
 - (h) Guidelines to ensure compatibility between residential and non-residential uses;
 - (i) Landscape standards for perimeter/common landscape areas;
 - (j) Guidelines for common open and public space areas and provisions for public art, as applicable;
 - (k) Signage standards;
 - (l) Outdoor lighting standards;
 - (m) Applicable green design practices; and
 - (n) Other standards, guidelines or criteria applying to the PMUD.
- (9) Utility provider and conceptual discussion of utility service;
 - (10) Supplemental application and data requirements for site plans
 - (11) Additional relevant information as reasonably requested by the Director of Community Development.

(C) Conformance with Development Design Guidelines (DDG). After rezoning to the Planned Mixed Use Development District (PMUD), no building permit for a structure or building shall be issued by the City and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG), unless a change or deviation is approved by the City of Dania Beach as provided in Section 340-40(D).

- (1) No building permit for a building or structure shall be issued for any portion of a PMUD until a final site plan for that portion of the PMUD has been approved. Subsequent to the approval of the DDG and any subsequent final site plan, all development within a PMUD shall be controlled by the applicable final approved site plan.

(D) Major and Minor Deviations. Any proposed change, modification or amendment to the approved DDG, including the Master Development Plan (MDP), or site plan shall be reviewed pursuant to the criteria and standards established within this section for determining whether a proposed change, modification or amendment is deemed to be a major or minor deviation.

(1) PMUD Boundary Changes. Any proposed amendment of the approved PMUD which constitutes a change in the boundary of the approved PMUD shall be reviewed utilizing the same procedures and approved in the same manner as the approved PMUD.

(2) Major Deviations. Any proposed change, modification or amendment shall be considered a major deviation if it includes any of the following:

- (a) A change to the maximum non-residential square footage established in the DDG;
- (b) A change to the maximum number of dwelling units established in the DDG;
- (c) A change to the permitted uses, which includes accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and permitted use trade-offs established in the DDG;
- (d) A change to the maximum height limitations for a building or structure established in the DDG;
- (e) A change to the minimum setback requirements established in the DDG;
- (f) A change to the off-street parking requirements, which includes minimum off-street parking space ratios by use and provisions for shared or reduced parking established in the DDG;
- (g) A change to the off-street loading requirements established in the DDG;
- (h) A change to the location of land uses inconsistent with the MDP; a change to building areas, building types, common and landscaped areas, vehicular use areas and access shown on the MDP, to street network and street types, including major internal roadways and connections and ingress/egress to or from public roadways, as well as pedestrian and multimodal systems shown on the MDP, all as established in the DDG;
- (i) A change requiring an amendment to the recorded plat.

(3) Minor Deviations. Any proposed change, modification or amendment not meeting the criteria for a major deviation shall be deemed a minor deviation, including, but not limited to the following:

(a) Revisions to landscape plans which reduce the amount of provided landscape area by less than fifteen (15) percent. This provision does not apply to landscaping for buffers and plazas; and

(b) Increase of permitted signage area by less than ten (10) percent;

(c) Relocation, placement or replacement of a permitted sign with another permitted sign providing the sign meets other applicable standards;

(d) Increase in size/area of public spaces and public use areas including their location;

(e) Relocation, redesign or both, of utilities subject to applicable permitting;

(f) Revisions to building elevations and materials meeting the design intent of the DDG, or site plan, or both as applicable.

(4) *Determination of Major and Minor Deviations.* The Community Development Director (Director) shall consider whether a proposed change, modification or amendment satisfies the criteria established above and is a minor or major deviation to the DDG or a site plan. The Director shall have the discretionary authority to require the review and approval of the City Commission, as to whether any such proposed change, modification or amendment is deemed to be a minor or major deviation.

(5) *Review of Major Deviations.* Any proposed change, modification or amendment to all or a portion of the approved PMUD or DDG or revisions to site plans within a PMUD which meet the criteria of this section for major deviations (criteria 340-40 D(2)a through i) shall be reviewed by staff and approved by the City Commission by resolution.

(6) *Review of Minor Deviations.* Any proposed change, modification or amendment to all or a portion of the approved PMUD or DDG or revisions to site plans within a PMUD which meet the criteria of this section for minor deviations (criteria 340-40D(3) a through f) may be approved administratively by the Community Development Director and may become effective upon filing an addendum to the approved DDG. The Director's determination concerning approval or denial of a minor deviation may be appealed to the City Commission in accordance with Article 615, "Appeal of Administrative Decisions" of this chapter.

(E) *Vesting of RAC Land Use Allocations.* The DDG will determine the quantity and timing of RAC land use allocations. The DDG shall also establish a date after which unused square footage or residential units allocated from the RAC shall become unless said unused allocations have already been voluntarily returned to the City by virtue of affidavit from the officially designated

agent for the PMUD, or a deadline extension is granted by amendment to the PMUD by the City Commission.

Section 6. That Part 3 “Special Zoning Districts,” Subpart 1 “Community Redevelopment Area (CRA) Formed-Based Zoning Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

SUBPART 1. - COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

ARTICLE 300. - HOW TO USE

Sec. 300-10. - The CRA includes ~~is divided into six~~ form-based districts.

The Community Redevelopment Area (CRA) is divided into several zoning districts. Six (6) of those districts are form-based districts that are unique to the CRA. Article 300 shall not apply to the planned mixed-use development district (PMUD) established pursuant to Article 340, subpart 5 of part 3 of this chapter. Each form-based zoning district has a set of regulations that apply to it, called "district development standards" in article 303. The district standards include:

Section 7. That Part 4 “Subdivisions and Off-Site Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 400. - STREET DEDICATIONS AND DESIGN STANDARDS

Sec. 400-30. - Geometric street design standards.

Streets and sidewalks shall be designed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

Sec. 400-50. - Access standards for development.

Driveway spacing, width, number, and geometric standards shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

Sec. 400-60. - Street drainage.

Drainage facilities shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

ARTICLE 405. - UTILITIES IN NEW SUBDIVISIONS

Sec. 405-10. - Water and sewer infrastructure.

(B) Easements shall be provided for the installation of underground utilities or relocating existing facilities in conformance with such size and location of easements as may be determined by the director of public services to be compatible with the requirements of all utility companies involved with respect to a particular utility service, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

ARTICLE 410. - DRAINAGE FACILITIES

(B) All subdivisions and development of land shall provide on-site and street drainage facilities constructed to comply with public services department standards, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

ARTICLE 420. - APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS

Sec. 420-20. - Construction drawings.

(A) ***Profiles to be submitted.*** Every person proposing to subdivide property shall furnish, along with each subdivision plat, a plan showing profiles of all streets and grade line of paving to be constructed, together with all culverts or other existing or proposed drainage structures, unless an alternative timeframe for submittal is approved as part of the planned mixed-use development district (PMUD) Development Design Guidelines (DDG). All elevations shown must be referred to United States Coast and Geodetic Survey mean sea level.

(B) ***Paved streets.*** Every person proposing to subdivide property shall pave all streets contained in the subdivision or shown on the subdivision plat and all such paving shall strictly conform to the specifications of the city, unless otherwise specified in the approved PMUD Development Design Guidelines (DDG). Due notice of intention to begin construction shall be filed with the public services director in order that arrangements for inspections may be made. The public services director shall furnish paving specifications upon request.

Section 8. That Part 5 “Signage And Design Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

PART 5 SIGNAGE AND DESIGN REGULATIONS

ARTICLE 500. – General Provisions; How To Use

Sec. 500-20. - Applicability.

(A) The signage regulations of article 505 apply city-wide, except that signage within the Port Everglades Development District (PEDD) is regulated within article 320. Signage for PEDD is

regulated separately from other areas of the city because the PEDD is the subject of an interlocal agreement between Hollywood, Dania Beach and Broward County that contains special signage provisions. Any alternative signage regulations established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) supersede the signage regulations in Article 505 of this chapter, Sign Regulations, except that signs prohibited by Article 505 shall remain prohibited.

(B) The design standards in part 5 of this chapter apply to different areas and uses within the city, as indicated by the title of each article. All design regulations are found within part 5. Any alternative design standards established in the approved Development Design Guidelines (DDG) for properties zoned PMUD supersede the design standards in part 5 of this chapter, “Signage and Design Regulations”.

ARTICLE 505. – SIGN REGULATIONS

Sec. 505-130. - Special signage regulations for certain locations and uses.

(A) *Applicability.* This section specifies signage regulations by type of use or location and supersedes all conflicting requirements of this article.

(H) *PMUD.* Any specific signage regulations established by the approved Development Design Guidelines (DDG) for properties zoned PMUD supersede all conflicting requirements of Article 505, Sign Regulations, except that signs prohibited by Article 505 shall remain prohibited.

ARTICLE 510. - PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS

Sec. 510-20. - Applicability.

(A) This article shall apply to all commercially zoned properties that have frontage on any of the following roadways within the City of Dania:

(E) Any design standards established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) shall supersede the standards of article 510 Principal Arterial Commercial Design Standards.

ARTICLE 511. - INDUSTRIAL DESIGN STANDARDS

Sec. 511-20. - Applicability.

(A) This article shall apply to all new construction on industrially zoned property and new industrial development including any modifications, additions, or renovations to building exteriors fronting on a listed arterial.

(E) Any design standards for industrial development established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) shall supersede the standards of article 511 Industrial Design Standards.

ARTICLE 515. - GASOLINE SERVICE STATIONS

Sec. 515-20. - Applicability.

(A) This article shall apply to all new service stations, and additions or renovations valued in excess of five thousand dollars (\$5,000.00) according to the city building permit valuation for any work done on all above ground structures and fixtures as determined by the city. It shall further apply to all work valued in excess of one hundred thousand dollars (\$100,000.00) for any work done on below ground equipment and infrastructure. These amounts represent the measured amounts within any twelve-month period.

(B) Modifications from the requirements of this article can be approved by the city commission as a variance pursuant to article 625 or as a component of the approved Development Design Guidelines (DDG) for a PMUD.

ARTICLE 520. - LARGE RETAIL ESTABLISHMENT STANDARDS

Sec. 520-10. - Applicability.

This article applies to the new construction of large retail establishments, as defined in section 725-30, within Dania Beach, which may include both "big box" stores and shopping centers, with the exception of such establishments located on property zoned planned mixed-use development district (PMUD) with approved Development Design Guidelines (DDG) containing alternative standards. These requirements shall be in addition to requirements of articles 510 and 525.

ARTICLE 530. - PARKING STRUCTURE DESIGN

As referenced in section 500-20 (B), design standards established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) supersede the design standards of article 530 Parking Structure Design.

Section 9. That Part 6 “Development Review Procedures And Requirements” of the City of Dania Beach Land Development Code is amended to read as follows:

PART 6 DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

ARTICLE 600. - GENERAL PROVISIONS AND APPLICATION REQUIREMENTS

Sec. 600-20. - Applicability.

The development review procedures and requirements set forth in this part shall apply to all applications for development orders required or authorized in this code for land within the City of Dania Beach with the exception of those located within an approved planned mixed-use

development district (PMUD) for which any alternative procedures and requirements established in section 340-40 or in the approved Development Design Guidelines (DDG) shall apply.

ARTICLE 635. – SITE PLANS

Sec. 635-40. - Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide the following materials in the quantity specified on the application form with the exception of site plans within an approved planned mixed-use development district (PMUD), for which any alternative requirements established in the approved Development Design Guidelines (DDG) shall govern:

Sec. 635-50. - Site plan data requirements.

All site plans shall contain the following and any other information necessary to demonstrate compliance with all requirements of the code. Any alternative requirements established in the approved Development Design Guidelines (DDG) shall apply for site plans within a planned mixed-use development district (PMUD). The community development director may waive particular submittal items upon a determination that such items are not applicable or not essential to a specific project.

Sec. 635-70. - Site plan processing.

(E) Planned Mixed-Use Development District (PMUD) site plans. Site plans submitted for property zoned PMUD, whether for the entire site, individual portion(s), or in phases shall be reviewed for consistency with the approved Development Design Guidelines (DDG), including the master development plan.

~~(E)~~(F) *{Approval.}* The director, planning and zoning board or city commission, as applicable, shall approve, approve with conditions or deny the proposed site plan based upon the standards for review contained in this code, with the exception of site plans within a planned mixed-use development district (PMUD) for which any alternative procedures and standards for review established in section 340-40D or the approved Development Design Guidelines (DDG) shall govern. All decisions of the planning and zoning board and city commission shall be made following a public hearing that is noticed pursuant to article 610, and after considering public input and the staff findings.

~~(F)~~(G) *{Appeals.}* Decisions of the director and planning and zoning board may be appealed to the city commission pursuant to the procedures of article 615.

~~(G)~~(H) *{Quasi-judicial hearing procedures.}* Site plan applications decided by the planning and zoning board and city commission are matters that are quasi-judicial in nature as defined by section 2-1.3, Quasi-judicial proceedings. All matters which are defined as quasi-judicial in nature shall utilize the quasi-judicial hearing procedures set forth in the code. The petitioner shall bear the burden of providing competent substantial evidence that the site plan should be granted.

Sec. 635-80. - Site plan modifications or deviations.

(A) Any changes or deviations of approved site plans must be reviewed and approved under the same procedures that apply to new site plans, except as follows for non-material modifications which meet the criteria of this section and except for properties zoned planned mixed-use development district (PMUD) for which the criteria and procedures established in section 340-40(D) shall apply. The community development director shall consider whether a modification satisfies the criteria below and is a non-material modification. The director shall have the discretionary authority to require the review and approval of the planning and zoning board (for small-scale site plans) or city commission (for large-scale site plans), as applicable, whether non-material or material.

(D)The criteria and procedures for modifications to any approved site plans for properties zoned planned mixed-use development district (PMUD) established by section 340-40(D) shall govern over the requirements of this section.

Section 10. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 11. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 12. This Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

Section 13. This Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on September 8, 2015.

PASSED AND ADOPTED on second reading on October 13, 2015.

ATTEST:

for Tom Schneider, Deputy City Clerk
LOUISE STILSON, CMC
CITY CLERK

Marco Salvino, Sr.
MARCO SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro
THOMAS J. ANSBRO
CITY ATTORNEY



H – LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, DOUGLAS HILL, RECORDED IN PLAT BOOK 12, PAGE 45; A PORTION OF PARCEL "A" AND PARCEL "B", KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19; A PORTION OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; A PORTION OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; A PORTION OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET;

THENCE N.01°41'47"W., A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;



THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'01"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS" ;

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,303.07 FEET, TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 33;

THENCE S.01°44'05"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 295.03 FEET, TO A POINT ON A LINE 46.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W.1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 245.03 FEET;

THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 48.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 675.31 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 6.00 FEET TO A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 1,335.27 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET, TO A POINT ON A LINE 52.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE S.43°02'17"W. A DISTANCE OF 16.74 FEET, TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 77.86 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 72.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;



THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 296.00 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 8.00 FEET TO A POINT ON A LINE 78.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 148.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 11.76 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 79.50 FEET,

THENCE N.02°25'49"W., A DISTANCE OF 4.00 FEET, TO A POINT ON A LINE 71.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 269.72 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 12.00 FEET, TO A POINT ON A LINE 59.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 30.15 FEET, TO THE SOUTHEAST CORNER OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 609.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 57.51 FEET, TO THE POINT OF BEGINNING;

THENCE S.08°21'27"W., A DISTANCE OF 15.66 FEET;



THENCE S.11°24'33"E., A DISTANCE OF 13.76 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH POINT HAVE A BEARING OF N.80°42'17" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'38" AND A RADIUS OF 515.00 FEET, FOR AN ARC DISTANCE OF 96.57 FEET, TO A POINT OF TANGENCY;

THENCE S.01°44'06"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.12 FEET, TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID DOUGLAS HILL;

THENCE S.87°26'49"W., ALONG SAID SOUTH LINE, A DISTANCE OF 42.78 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 S.01°42'12"E., 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 ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 'B';

THENCE S.87°25'54"W., ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 15.02 FEET;

THENCE N.01°50'27"W., 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 N.21°48'15"E. 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 14°59'12" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 198.01 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.01°43'03"W. A DISTANCE OF 7.45 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A", OF DUKE & DUKE SUBDIVISION;

THENCE N.87°32'08"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 445.14 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.93. ACRES (4,483,634 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (Hyatt Parcel):



A PARCEL OF LAND BEING A PORTION OF PARCEL 'A', OF DUKE & DUKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48, AND A PORTION OF PARCEL 'A', KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19; AND A PORTION OF LOT 1, 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 SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S. 87°32'08" W. ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 49.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.87°32'08"W. ALONG SAID SOUTH LINE, A DISTANCE OF 2.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.77°24'18"E., INTO THE RADIUS POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°17'37" AND A RADIUS OF 518.33 FEET FOR AN ARC DISTANCE OF 29.80 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°24'43" AND A RADIUS OF 512.44 FEET FOR AN ARC DISTANCE OF 21.57 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.80°03'50"W. A DISTANCE OF 9.57 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 16.58 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 28.67 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 15.23 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 144.93 FEET;

THENCE S.88°26'54"W. A DISTANCE OF 229.05 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., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°11'39" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 28.99 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.01°43'03"E. A DISTANCE OF 52.63 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.07°27'18"W., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°31'27" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 43.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A



RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.85°32'51"W, INTO THE RADIUS POINT;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°43'13" AND A RADIUS OF 5929.65 FEET FOR AN ARC DISTANCE OF 488.52 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.88°18'13"E. A DISTANCE OF 513.30 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE S.01°41'47"E. ALONG SAID EASTERLY LINE, A DISTANCE OF 231.30 FEET;

THENCE S.12°26'03"W. A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH AND CONTAINING 5.28 ACRES (230,183 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (Burger King Parcel):

A PARCEL OF LAND BEING A PORTION OF LOTS 7, 8, 9, 10, 12, 13, 14, 15, 16 AND 17, BLOCK 1, AND A PORTION OF S.W. 18TH COURT (FORMERLY KNOWN AS FERN STREET), AS SHOWN ON THE DOUGLAS HILL PLAT, RECORDED IN PLAT BOOK 12, PAGE 45, AND A PORTION OF PARCEL 'B', KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL SITUATES WITHIN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4);

THENCE S.87°34'45" W., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 110.66 FEET;

THENCE N.01°16'43"W., A DISTANCE OF 69.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.01°16'43"W. A DISTANCE OF 30.46 FEET;

THENCE N.88°43'19"E. A DISTANCE OF 17.88 FEET;

THENCE N.01°16'59"W. A DISTANCE OF 76.93 FEET;

THENCE N.06°39'16"E. A DISTANCE OF 103.83 FEET;

THENCE N.01°26'55"W. A DISTANCE OF 28.35 FEET;

THENCE S.88°36'27"W. A DISTANCE OF 48.76 FEET;

THENCE S.01°50'27"E. A DISTANCE OF 14.27 FEET TO THE NORTH LINE OF SAID LOT 17;

THENCE S.87°25'58"W. ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION A DISTANCE OF 94.98 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SW. 18th COURT (FERN STREET);

THENCE S.01°42'38"E. ALONG SAID CENTERLINE, A DISTANCE OF 189.29 FEET;

THENCE S.88°21'23"E. A DISTANCE OF 25.04 FEET TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE S.01°42'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 8.01 FEET;

THENCE S.40°10'48"E. A DISTANCE OF 20.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.05°50'37"W.



THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°51'24" AND A RADIUS OF 2245.34 FEET FOR AN ARC DISTANCE OF 72.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.66 ACRES (28,534 SQUARE FEET), MORE OR LESS.



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: February 14, 2017

Requested Action (Identify appropriate Action or Motion)

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

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

Staff Report, Application and Backup, Resolution, Site Plan



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

DATE: February 28, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **SP-37-03MOD A** Forest View Estates, LLC, the Applicant, is requesting approval for a site plan modification to allow the construction of a new private recreational facility to be located at 3517 Forest View Circle.

REQUEST

SITE PLAN MODIFICATION

To add a recreational facility and outdoor court to an existing site plan.

PROPERTY INFORMATION

EXISTING ZONING: Planned Residential Development District (PRD1)

LAND USE DESIGNATION: Low (5) Residential

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The subject property is approximately six and a half (6.5) gross acres and located at the northeast corner of the master site plan of the Forest View residential project. East of the subject property is SW 35 Avenue, and to the west is Ashwood Circle.

SITE PLAN MODIFICATION

The master site plan for the project was approved in 2003 for 31 single family homes and has since been modified to include the subject parcel as a private recreation space. The subject property will have a 1,400 square foot facility with accessory uses including an outdoor court and pool. The facility is to be used by the residents of Forest View only. No additional variances have been requested at this time.

DEVELOPMENT REVIEW COMMITTEE

The site plan modification request was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and the Community Development Department's Planning Division. The application has additional conditions

for approval that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below:

1. The application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.
2. Submit a final plat drawing as recorded with the Broward County Clerk's Office prior to issuance of a building permit.
3. Provide Park Impact Fee prior to issuance of a building permit.

CITY COMMISSION PREVIOUS ACTION

On July 8, 2003, the City Commission approved the plat for the master site plan.

On November 12, 2003, the City Commission approved the master site plan and a variance.

On September 14, 2004, the City Commission approved a plat modification for the property on first reading. On October 12, 2004, the City Commission approved the plat modification on second reading.

On November 23, 2004, the City Commission approved the rezoning of the property on first reading. On January 11, 2005, the City Commission approved the rezoning of the property on second reading.

On January 11, 2005, the City Commission approved a Site Plan Modification and variance for the master site.

On August 9, 2005, the City Commission approved variance for the master site plan.

On November 8, 2005, the City Commission approved a site plan modification for the subject property.

On January 27, 2015, the City Commission approved a request to transfer and convey a parcel, which was previously dedicated to the City as a Park, back to the Forest View applicant.

On November 10, 2015, the City Commission approved a plat note amendment for the master site.

On March 8, 2016, the City Commission approved a vacation for this project on first reading. On March 22, 2016, the City Commission approved a vacation for this project on second reading.

On February 14, 2017, the City Commission continued this item at the applicant's request.

STAFF RECOMMENDATION

Approve the resolution.



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

January 5th, 2017

City of Dania Beach
c/o Building Development Department
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

RE: Forest View Recreational Facility – Sp-37-03MOD A
3517 Forest View Circle
Dania Beach, FL 33312

This is in response to the DRC Comments : 12/22/16

Landscape Plan Review 12/12/2016

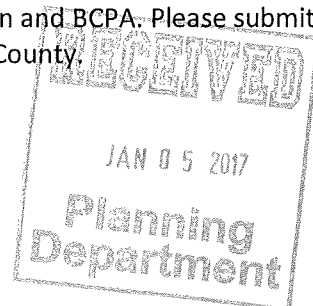
1. Add a note stating that a Tree Removal/Relocation Permit will be obtained from the City of Dania Beach prior to any tree relocations
Response: Refer to Landscape Plan, sheet L-1, Dania Notes #9.
2. Provide PDF copy of Plans to Daniel Parobok at daniel.parobok@metriceng.com
Response: Electronic copy of drawings will be hand delivered and emailed.

Engineering Plan Review 12/14/2016

1. Estimate of pm peak hour trip based on latest ITE manual
Response: Please refer to traffic statement from engineer.
2. Provide copy of stormwater calculations
Response: Refer to attached calculation.
3. Provide drawings file (dwg) disks of the approved site plan in Florida State Plan Coordinate (NAD 83) This should be address as part of final submittal.
Response: Refer to civil drawing C-1 dated 11/28/16

Planning and Zoning Comments 12/21/2016

1. Platting: Property lines are different from previous site plan and BCPA. Please submit recorded plat. Provide Proof of plat modification application to the County.
Response: Please refer to attachment #1.
2. Provide signature page from owner of the property.
Response: Please refer to attachment #2.



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
T 954.961.6806 • F 954.961.6807 • www.synalovski.com

FILE COPY



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

3. Provide Quit Claim Deed per previous DRC comments.
Response: Please refer to attachment #3.
4. Provided approved parking variance.
Response: N/A.
5. Provide HOA Documentation addressing maintenance and ownership of the community center.
Response: Please refer to attachment #5.
6. Account Balance:
Response: Please refer to attachment #6.
7. Water: Provide projected water and sewer demand.
Response: Please refer to attachment #7 – dated 08/31/15.
8. Impact Fees:
Response: Please refer to attachment #8.
9. Traffic Study:
Response: Please refer to traffic statement from engineer- attachment #9.
10. Open Spaces Impact Fee:
Response: Please refer to attachments #6 & #8 for payment to date. Note: additional payment of \$1,825 per unit will be made for all future building permits.
11. Parking:
Response: N/A.
12. Parking Spaces:
Response: N/A.
13. Signs: provide copy of all proposed signs
Response: No signs are proposed.
14. The proximity to the airport will require FAA/BCAD review and approval
Response: We have contacted William Castillo from Broward County Aviation Department and have sent all plans for review and approval. Attached please find email of comunitcation.
15. Bicycle parking required: Please adjust number required and provided bicycle parking spaces per comment #12 above.



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

Response: Bicycle Parking calculations provided on sheet AS-101. Each bicycle stand will hold 2 bicycles. Two bicycle stands are provided in the project.

16. Public outreach:

Response: Every existing homeowner and prospective buyer has been informed about the proposed recreational facility.

17. Email resolution and Legal Description for Site Plan in word format to acarrie@daniabeachfl.gov.
4 weeks prior to public hearing dated

Response: Resolution and legal description has been emailed.

18. Must provide latest revised set of plans on disk prior to going to public hearing :

Response: See attached CD.

In advance, we thank you for your attention to this matter. Do not hesitate to contact us should you have any questions with the above.

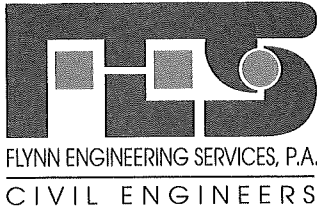
Respectfully,

Manuel Synalovski, AIA, LEED AP

Principal

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
T 954.961.6806 • F 954.961.6807 • www.synalovski.com



January 03, 2017

Planning and Zoning Department
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: **FOREST VIEW ESTATES RECREATIONAL FACILITY**
FES #04-0457.02
Forest View Circle & SW 35th Avenue

To Whom It May Concern:

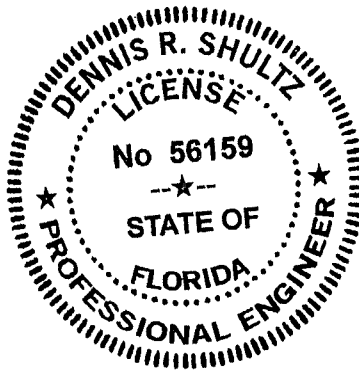
The proposed Recreational Facility is only intended for the beneficial use of the residents of Forest View Estates. Therefore no additional traffic impact will be generated by this proposed facility.

Please feel free to contact us should you have any questions or concerns with the above.

Sincerely,

FLYNN ENGINEERING SERVICES, P.A.

Dennis Shultz, P.E.



710

Return recorded copy to:

PLAT REL

Plat Book 175, Page 182

Planning and Redevelopment Regulation Division
Governmental Center West
1 North University Drive
Building A, Suite 102
Plantation, FL 33324

Document prepared by:
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
JANE STORMS

**NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND
ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT
"A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH
WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

FOREST VIEW ESTATES, LLC A FLORIDA LIMITED LIABILITY COMPANY, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the FOREST VIEW ESTATES PLAT Plat, Plat No./Clerk's File No. 005-MP-05, hereinafter referred to as "PLAT," which PLAT was approved by the Board of County Commissioners of Broward County on FEBRUARY 7, 2006; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of JANUARY 26, 2016;

CAF#358
Rev. 2/5/2015

1
Approved BCC 1/26/16 #17
Submitted By PRRD
RETURN TO DOCUMENT CONTROL



(8)

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the PLAT being amended are not parties to this Agreement, DEVELOPER hereby agrees to indemnify, defend, and hold BROWARD COUNTY harmless from any claims or causes of action brought by owners and/or mortgagees of property within the PLAT as a result of this Agreement for Amendment of Notation on the Plat. This indemnification obligation shall run with the land and bind DEVELOPER's successors and assigns.
4. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director
Environmental Protection and Growth Management Department
Governmental Center West
1 North University Drive
Building A, Suite 102
Plantation, FL 33324

For the DEVELOPER:
FOREST VIEW ESTATES, LLC

2645 NE 207TH STREET

AVENTURA, FL 33180

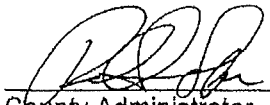
5. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.

6. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sits, and shall be governed by the laws of the state of Florida.
7. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 26 day of January, 2016, and DEVELOPER, signing by and through its manager, duly authorized to execute same.

COUNTY

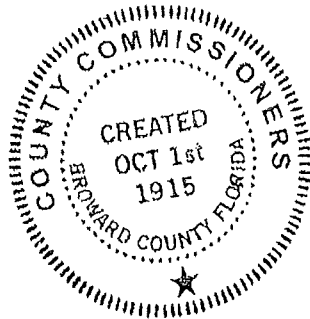
ATTEST:

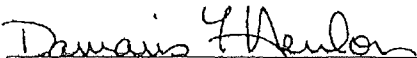

County Administrator, as Ex-
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By 
Mayor
24th day of March, 2016

Approved as to form by
Office of County Attorney
Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968



By 
Assistant County Attorney
Damaris Y. Henlon

11th day of March, 2016

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (If partnership):

Alina Avakian
(Signature)
Print name: AVAKIAN, ALINA.

Soe Lyn Ares
(Signature)
Print name: SOE LYN ARES -

FOREST VIEW ESTATES, LLC.
Name of Developer (corporation/partnership)

By Adolfo D. Avakian
(Signature)
Print name: ADOLFO D. AVAKIAN
Title: MANAGER

Address: 2645 NE 20TH STREET
AVENTURA FL 33180

22 day of JULY, 2015

ATTEST (if corporation):

(Secretary Signature)
Print Name of Secretary: _____
(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
COUNTY OF Dade) SS.

The foregoing instrument was acknowledged before me this 22 day of July, 2015, by A.D. Avakian, as Manager of Forest View Estates LLC, a Florida corporation/partnership, on behalf of the corporation/ partnership. He or she is:

☒ personally known to me, or
☐ produced identification. Type of identification produced _____

(Seal)

My commission expires:

NOTARY PUBLIC:

Lucy A. Mendez
Print name: Lucy Mendez

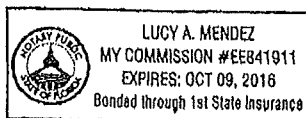


EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF THE PLAT KNOWN AS "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS AND A 0.284 ACRE PARK.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS AND A 0.284 ACRES OF PRIVATE RECREATION USE WHICH IS ANCILLARY TO THE RESIDENTIAL UNITS.

EXHIBIT "B" - CONTINUED

PLEASE CHECK THE APPROPRIATE BOX OR BOXES.

☐**Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by _____, 20____, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by _____, 20____, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

☒**Air Navigation Hazards.**

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

3.

QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Eduardo M. Soto, Esq.
Weiss Serota Helfman Bierman Cole & Popok, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, Florida 33134

Tax Folio No.: 504231270320

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19 day of FEBRUARY, 2015, from CITY OF DANIA BEACH, FLORIDA, a Florida municipal corporation, whose mailing address is 100 W. Dania Beach Blvd., Dania Beach, Florida 33004, hereinafter referred to as "Grantor", and FOREST VIEW ESTATES, LLC, a Florida limited liability company, whose mailing address is Two Datan Center, 9130 S. Dadeland Blvd., Suite 1600, Miami, Florida 33156, hereinafter referred to as "Grantee".

(Wherever used herein, the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of Corporations.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever; provided however that this Property is subject to the terms and conditions of, and shall be used in the manner as set forth in that certain CITY OF DANIA

BEACH, FLORIDA Resolution No. 2015-009.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

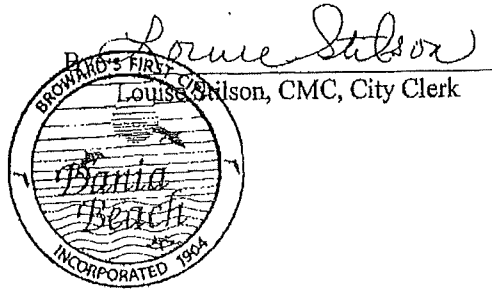
Tom Schneider
Tom Schneider
Print Name
Joan Lampkin
Joan Lampkin
Print Name

GRANTOR:

CITY OF DANIA BEACH, a Florida
municipal corporation

By: [Signature]
Name: Marco A. Salvino, Sr.
Title: Mayor

ATTEST:



APPROVED AS TO FORM AND
CORRECTNESS:

By: [Signature]
Thomas J. Ansbro, City Attorney

STATE OF FLORIDA)
SS:
COUNTY OF BROWARD)

The foregoing instrument was sworn to and acknowledged before me this 19 day of FEBRUARY, 2015, by Marco A. Salvino, Sr., as Mayor of the City of Dania Beach, a Florida municipal corporation, on behalf of the corporation, who (check one) ☒ is personally known to me or ☐ has produced a Florida drivers license as identification.

[SEAL]



Louise Stilson
Notary Public, State of Florida
LOUISE STILSON
Print Name
Commission Expires: 1-10-18

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL "P" FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175 PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "P"; THENCE SOUTH 01°14'41" WEST ALONG THE EAST LINE OF SAID PARCEL "P", A DISTANCE OF 121.62 FEET;

THENCE NORTH 89°30'44" WEST ALONG THE SOUTH LINE OF SAID PARCEL "P", A DISTANCE OF 103.40 FEET;

THENCE NORTH 00°29' 16" EAST ALONG THE WEST LINE OF SAID PARCEL "P", A DISTANCE OF 116.25 FEET;

THENCE NORTH 87°34'05" EAST ALONG THE NORTH LINE OF SAID PARCEL "P", A DISTANCE OF 105.15 FEET;

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA; CONTAINING 12,391 SQUARE FEET (0.289 ACRES) MORE OR LESS.

(5)

This instrument prepared by:

Melissa Groisman, Esq.
Snyder Groisman P.A.
21500 Biscayne Boulevard
Suite 401
Aventura, FL 33180

Record and return to:
Snyder Groisman P.A.
21500 Biscayne Boulevard
Suite 401
Aventura, FL 33180

[Space above line reserved for recording office use]

This Supplement refers to the Declaration of Covenants and Restrictions of FOREST VIEW ESTATES , which Declaration was recorded in O.R. Book 44786, at Page 494-555, of the Public Records of Broward County, Florida.

**FIRST SUPPLEMENT AND FIRST AMENDMENT TO DECLARATION OF COVENANTS AND
RESTRICTIONS
FOR
FOREST VIEW ESTATES**

THIS First Supplement and First Amendment to Declaration of Covenants and Restrictions of Forest View Estates (the "SUPPLEMENT") is made as of _____, 2014, by FOREST VIEW ESTATES, a Florida limited liability company (the "DECLARANT")

WITNESSETH:

WHEREAS, Stirling LLC, a Florida limited liability company, the developer preceding FOREST VIEW ESTATES, a Florida limited liability company (the "DECLARANT") caused to be recorded a Declaration of Covenants and Restrictions for Forest View Estates, in Official Records Book 44786 , at Page 494 , of the Public Records of Broward County, Florida (the "DECLARATION"); and

WHEREAS, Paragraph 2.2.1 of the DECLARATION provides that the DECLARANT may, for a period of twenty (20) years, from time to time bring other lands under the provisions hereof, or remove lands (COMMON AREAS, LOTS or both) by recorded supplemental declarations (which shall not require the consent of OWNERS or the ASSOCIATION or any mortgagee) and thereby add to or delete from the SUBJECT PROPERTY; and

WHEREAS, Paragraph 11.1 of the DECLARATION provides that the DECLARANT may, so long as DECLARANT owns any portion of the SUBJECT PROPERTY, amend the DECLARATION from time to time, by DECLARANT and without the consent of the ASSOCIATION or by any OWNER; and

WHEREAS, DECLARANT owns various LOTS within the SUBJECT PROPERTY and may therefore amend the DECLARATION without the consent of the ASSOCIATION; and

WHEREAS, Declarant owns certain property located adjacent to the SUBJECT PROPERTY as described on attached Exhibit "A" (such real property hereinafter referred to as the "FIRST SUPPLEMENTAL PROPERTY"); and

WHEREAS, DECLARANT desires to annex the FIRST SUPPLEMENTAL PROPERTY with the SUBJECT PROPERTY so that the terms, conditions, covenants and restrictions set forth in the DECLARATION shall apply to the FIRST SUPPLEMENTAL PROPERTY;

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, DECLARANT hereby supplements and amends the DECLARATION as follows:

1. The above recitations are true and correct and are incorporated herein in their entirety.
2. Annexation of Supplemental Property. The FIRST SUPPLEMENTAL PROPERTY is hereby annexed into the DECLARATION as supplemented and amended hereby, and all terms, conditions, covenants and restrictions set forth in the DECLARATION shall be applicable to the FIRST SUPPLEMENTAL PROPERTY.
3. Common Areas. Because the FIRST SUPPLEMENTAL PROPERTY is now intended to be developed for use as a recreational facility for the benefit of the Association, the FIRST SUPPLEMENTAL PROPERTY is hereby deemed a COMMON AREA pursuant to Paragraph 1.7 of the DECLARATION and Exhibit "C" of the DECLARATION is supplemented with Exhibit "A" of this SUPPLEMENT.
4. Recreational Facilities. Paragraph 7.23 of the DECLARATION is appended to provide:
 - a. Recreational Facilities. Upon the completion of the planned recreational facilities and swimming pool ("RECREATIONAL FACILITIES") on the FIRST SUPPLEMENTAL PROPERTY, the RECREATIONAL FACILITIES are available for use by the OWNERS, their lessees and their respective family members and guests. No guest of any OWNER shall be permitted to use the RECREATIONAL FACILITIES unless accompanied by an OWNER or lessee. Any damage to the buildings or to the common elements or equipment caused by any OWNER, lessee or their respective guests, contractors or invitees, shall be repaired at the expense of the responsible OWNER. The RECREATIONAL FACILITIES are deemed a COMMON AREA and as such, all maintenance and operations, including trash pickup, cleaning, and parking, shall be managed by the ASSOCIATION and all associated expenses will be deemed COMMON EXPENSES.
5. Swimming Pool. Paragraph 7.24 of the DECLARATION is amended in its entirety to provide:
 - a. SWIMMING POOL: OWNERS, their lessees and their guests using the swimming pool shall do so at their own risk. OWNERS, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:
 - i. OWNERS and lessees are prohibited from bringing children under sixteen (16) years of age to the swimming pool and leaving them as they are expected to personally supervise their children.
 - ii. Swimming in the pool is permitted only between the hours posted.
 - iii. A child who cannot safely swim may not be brought to the swimming pool unless accompanied, at all times, by an adult. Such a child cannot enter the swimming pool unless accompanied by an adult who is at the pool in proper bathing attire.
 - iv. All persons using the swimming pool must be appropriately attired.
 - v. All persons must shower thoroughly before entering the swimming pool.
 - vi. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
 - vii. Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.
 - viii. Animals are not permitted in the general swimming pool area.
 - ix. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
 - x. Beverage or food is not to be consumed pool side, except with the permission of the Board of Directors.

- xi. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.
- xii. Children who are not toilet trained, whether wearing diapers or not, are prohibited from entering the swimming pool.

6. **No Further Changes.** Except as expressly set forth herein, the DECLARATION shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, DECLARANT has executed this SUPPLEMENT this ____ day of _____, 2014.

FOREST VIEW ESTATES, a Florida
limited liability company

By: _____
Name: _____
Title: Manager

Print name of witness

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by A. **DANIEL AVAKIAN**, as Manager of **FOREST VIEW ESTATES, LLC**, a Florida limited liability company, on behalf of the Company, who ☐ are personally known to me or ☐ produced as identification.

Notary Public, State of Florida
My commission expires:

Print name of notary public
Print name of witness

Print name of witness

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____, 200, by _____, as _____ of _____, on behalf of the _____, who ☐ is personally known to me or ☐ produced _____ as identification.

My commission expires:

Notary Public, State of Florida

Print name of notary public

Exhibit "A"

Legal Description for FIRST SUPPLEMENTAL PROPERTY

(1)

(2016-V-01)

RESOLUTION TO ADOPT VACATION

WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised in accordance with law, a public hearing was held in the Commission Meeting Room No. 422, Broward County Governmental Center located at 115 South Andrews Avenue, Fort Lauderdale, Florida, on Thursday, September 15, 2016, at 2:00 P.M., to consider the advisability of renouncing and disclaiming all rights of the County and the public to vacate and abandon, discontinue, and close a portion of the plat pertaining to a public park dedication as depicted on the Forest View Estates Plat, according to the Plat thereof, as recorded in Plat Book 175, Page 182, of the Public Records of Broward County and situated north of SW 35 Avenue and Stirling Road in Dania Beach, said lands situate, being and lying in Broward County, Florida, described as follows:

Sketch and legal descriptions attached hereto and made a part hereof as

Exhibit "A."

WHEREAS, after hearing all interested parties and determining that the proposed action will not materially interfere with the County road system or adversely affect the interests of the citizens of Broward County, and will not affect the ownership of or deprive any person convenient access to his/her premises, in accordance with the Florida Statutes (as amended from time to time) it was determined that it would be in the best interest of all concerned to renounce, disclaim, release, vacate and abandon any right to the County and the public to and in the aforementioned land as described in Exhibit "A" attached hereto, all situate, lying and being in Broward County, Florida, NOW, THEREFORE,

BE IT RESOLVED by the Board of County Commissioners of Broward County, Florida that:

1. Vacation. Said Board hereby renounces, disclaims, releases, and abandons any right to the County and the public to and in the following described land, all situate, lying and being in Broward County, Florida:

Sketch and legal descriptions attached hereto and made a part hereof as Exhibit "A."

2. Effective Date: This Resolution shall take effect upon recordation in the public records of Broward County, Florida.

ADOPTED and Effective this 15th day of September, 2016. # 7-PH

(6)

EXHIBIT A



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33361

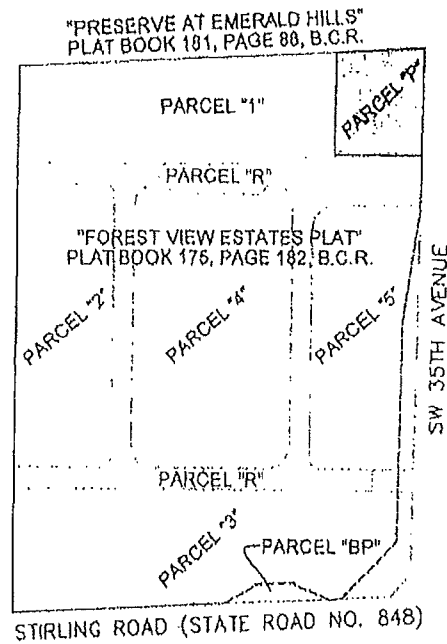
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PARCEL "P" OF "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 12,391 SQUARE FEET, 0.2845 ACRES.



LOCATION MAP
NOT TO SCALE

NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF PARCEL "P", BEING S01°14'41"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: FOREST VIEW ESTATES LLC

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 59421

DATE: 07/20/15

PARCEL "P"

DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: FOREST VIEW ESTATES

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

10/10/2018

[illegible]

20.

FOREST VIEW ESTATES (RECREATIONAL FACILITY MODIFICATION)

FES Project No. 04-0457.02

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	296,326 SF =	6.80 AC	
B. BUILDING COVERAGE =	86,210 SF =	1.98 AC	29%
C. TOTAL ROADS & WALKS =	96,286 SF =	2.21 AC	32%
D. TOTAL IMPERVIOUS =	182,496 SF =	4.19 AC	62%
E. % WATER QUALITY IMPERVIOUS =			46%
F. PERVIOUS AREA =	113,830 SF =	2.61 AC	38%
			100%

PERMITTED LAND USAGE (SWM2005-069-3)

A. TOTAL ACREAGE =	296,326 SF =	6.80 AC	
B. BUILDING COVERAGE =	1,870 SF =	0.04 AC	1%
C. TOTAL ASPHALT & WALKS =	0 SF =	0.00 AC	0%
D. TOTAL IMPERVIOUS =	1,870 SF =	0.04 AC	1%
E. % WATER QUALITY IMPERVIOUS =			0%
F. PERVIOUS AREA =	294,456 SF =	6.76 AC	99%
			100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

$$1"/12 \text{ *Total Acreage} = 0.57 \text{ AC-FT} = 6.80 \text{ AC-IN}$$

B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERVIOUS

$$2.5" \times \% \text{ Imperv.} = 0.65 \text{ AC-FT} = 7.79 \text{ AC-IN}$$

III. WATER QUANTITY CRITERIA

A. COMPUTE MAX ALLOWABLE EXF TRENCH FOR SITE

$$3.2"/12 \text{ *Total Acreage} = 1.81 \text{ AC-FT} = 21.77 \text{ AC-IN}$$

FOREST VIEW ESTATES RECREATIONAL FACILITY MODIFICATION

FES Project No. 04-0457.02

I. GENERAL INFORMATION

Recreational Parcel Only Site Analysis

PROPOSED LAND USAGE FOR MODIFICATION OF RECREATIONAL PARCEL ONLY

A. TOTAL ACREAGE =	12,405 SF =	0.28 AC	
B. BUILDING COVERAGE =	830 SF =	0.02 AC	7%
C. TOTAL EXISTING WALKS=	522 SF =	0.01 AC	4%
C1. TOTAL DECK & WALKS=	3,209 SF =	0.07 AC	26%
C2. TOTAL BASKETBALL COURT=	2,104 SF =	0.05 AC	17%
C3. TOTAL POOL & SPA=	663 SF =	0.02 AC	5%
D. TOTAL IMPERVIOUS =	7,328 SF =	0.17 AC	59%
E. % WATER QUALITY IMPERVIOUS =			56%
F. PERVIOUS AREA =	5,077 SF=	0.12 AC	41%
			100%

PERMITTED LAND USAGE FOR RECREATIONAL PARCEL ONLY (SWM 2005-069-3)

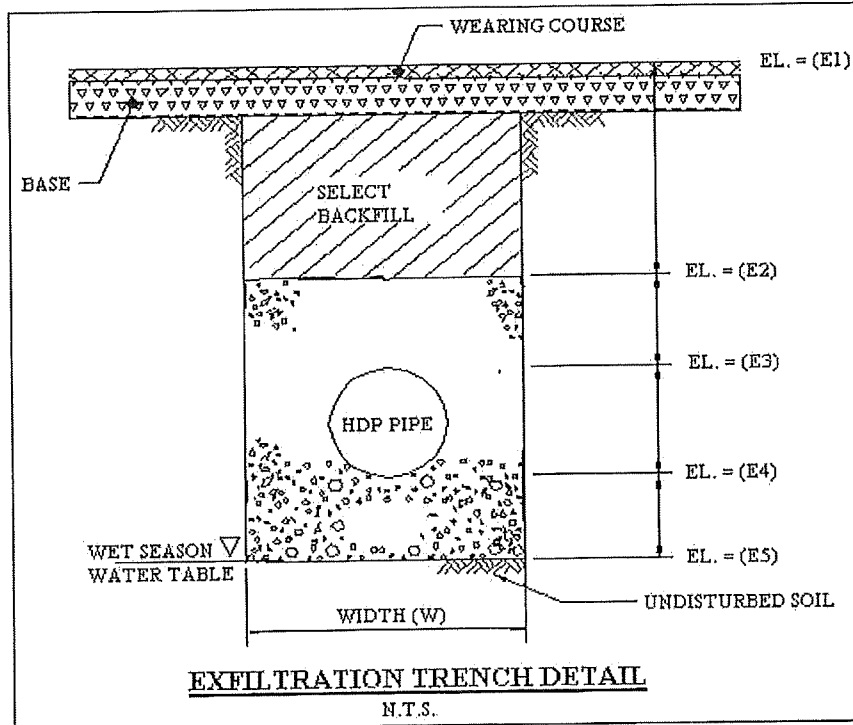
A. TOTAL ACREAGE =	12,405 SF =	0.28 AC	
B. BUILDING COVERAGE =	0 SF =	0.00 AC	0%
C. TOTAL ASPHALT & WALKS=	522 SF =	0.01 AC	4%
D. TOTAL IMPERVIOUS =	522 SF =	0.01 AC	4%
E. % WATER QUALITY IMPERVIOUS =			4%
F. PERVIOUS AREA =	11,883 SF=	0.27 AC	96%
			100%

II. WATER QUALITY CRITERIA

PROVIDED IN EXISTING EXFILTRATION TRENCH AS PART OF MASTER DRAINAGE SYSTEM

FOREST VIEW ESTATES RECREATIONAL FACILITY MODIFICATION

FES Project No. 04-0457.02



E1 = 7.00 ft. NGVD
E2 = 4.50 ft. NGVD
E3 = 3.25 ft. NGVD
E4 = 2.00 ft. NGVD
E5 = -0.50 ft. NGVD

Water Table = 2.00 ft. NGVD
Width (W) = 10.00 ft.

$k_1 = 1.23E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $k_2 = 1.16E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $K = (k_1 + k_2) / 2 = 1.20E-04$ cfs / ft² - ft. head

L = Length Required (lineal feet) (To be solved for)
K = $1.20E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $D_U = 2.50$ ft. (Non-Saturated Trench Depth)
 $D_S = 2.50$ ft. (Saturated Trench Depth)
 $H_2 = 5.00$ ft. (Depth to water table)
W = 10.00 ft. (Width of Trench)
V = 21.77 ac-in (Volume to be treated)

$D_U = E2 -$ (The Shallower of Water Table or E5)
 $D_S =$ (The Shallower of Water Table or E5) - E5
 $H_2 = E1 -$ (The Shallower of Water Table or E5)

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{21.77}{0.0112 + 0.0035} = 1483 \text{ LF}$$

L = 1589 lineal feet of trench provided for water quality

$$\begin{aligned} V &= L \times [K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U] = 1589 \times (0.0112 + 0.0035) \\ &= 23.32 \text{ acre-inches treated} \\ &= 1.94 \text{ acre-feet treated} \end{aligned}$$

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Client: SRS ARCHITECTS
Job Number: 04-0457-02
Design Engineer: DRS

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Project Location: DANIA BEACH

Section / Township (S) / Range (E): 31/50/42 Plat Book / Page: _____ City: Dania Beach County: Broward State: Florida

Project Description: THESE ARE THE POST DEVELOPMENT SITE CONDITIONS

Total Project Acreage: 6.80 Acres
Total Drainage Basin (with offsite): 6.80 Acres

Federal Insurance Rate Map Information: Map No. 120031C0303 F Date: 8-18-92 Zone: X Elev: N/A

Hydrogeologic Information:

RAINFALL DATA from SPWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event			3 Day Storm Event			Less Trench
	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	
100 Year Return Period	13.00	9.87	5.59	17.67	14.39	8.15	6.24
25 Year Return Period	10.50	7.49	4.24	14.27	11.09	6.38	4.37
10 Year Return Period	8.50	5.63	3.19				
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula
Runoff (in.) $Q = (P - 0.2S)^2$

Where: P = accumulated rainfall (in.)
 S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event		Calculated 3 Day Storm Event	
		Peak Stage	Peak Discharge	Peak Stage	Peak Discharge
100 Year Return Period	7.00			9.00	0.00
25 Year Return Period				8.62	0.00
10 Year Return Period	6.00	7.33	0.00		
5 Year Return Period					
3 Year Return Period					

Water Table Elevation (ft) = 2.00

Compacted Ground storage table

Depth to water table (ft)	1.00	2.00	3.00	4.00
Ground storage (in)	0.45	1.88	4.95	8.18

Mean depth to ground water table (ft) = 5.75 (Pervious Area)

Soil Storage (S) Value = 3.14

Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and bldgs. is not considered, per SPWMD.

Time of Conc. (hr) = 1.00

Water Quality Storage Requirements:

Based on Total Drainage Basin Acreage (with offsite)	Ac-Ft
1" x Area	0.57
2.5" X % Imp. X Area (less bldg. & water. For water quality)	0.65
2.5" X % Imp. X Area (Total site less water areas)	0.87
.5" X Area (Pretreatment - Commercial projects Only)	0.28

Based on Project Drainage Acreage (NO offsite)	Ac-Ft
1" x Area	0.57
2.5" X % Imp. X Area (less bldg. & water. For water quality)	0.65
2.5" X % Imp. X Area (Total site less water areas)	0.87
.5" X Area (Pretreatment - Commercial projects Only)	0.28

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.60	0.00	0.60	0.00
Ex Trench + R Tank	1.91	1.91	0.00	0.00
Total	1.91	1.91	0.60	0.00

Storage from ___ ft. to ___ ft.

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 1 - Site Acreage Information

LAND USES	Input Information						Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. Ft.
	Acres	High Elev.	Low Elev.	% Imperv Paved	% Bldgs	% Water						
1 BUILDING	1.980	9.00	9.00	0.00	100.00	0.00	0.00	0.00	1.98	0.00	0.00	0.00
2 DRIVES/WALKS/ POOL DECKS	2.210	8.40	7.00	100.00	0.00	0.00	2.21	0.00	0.00	2.21	0.00	0.00
3 LANDSCAPED/GREEN	2.610	8.50	7.00	0.00	0.00	0.00	0.00	2.61	0.00	2.61	0.00	7.75
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
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16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												
27												
28												
PROJECT TOTALS / AVERAGE	6.800	9.00	7.00	32.50	20.12	0.00	2.21	2.61	1.98	4.82	0.00	0.00
OFFSITE AREAS IN THIS BASIN												
29												
30												
31												
32 NONE	0.000	8.00	2.00				0.00	0.00	0.00	0.00	0.00	0.00
33												
34												
35												
36												
37												
38												
39												
40												
41												
OFFSITE TOTALS / AVERAGE	0.00	8.00	2.00									#####
42 INFILTRATION TRENCH												
BASIN TOTALS / AVERAGE	6.80	9.00	2.00	32.50	20.12	0.00	2.21	2.61	1.98	4.82	0.00	7.75

Basin % Imper. for Water Quality Purposes = 45.85
Drainage Basin % Impervious (incl. Bldg., No lakes) = 61.62

Project % Imper. for Water Quality Purposes = 45.85
Project % Impervious (incl. Bldg., No lakes) = 61.62

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 2 - Stage - Storage Information

LAND USES	Surface storage (Ac-Ft)											
	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
	2.00	3.00	4.00	5.00	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50
1 BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 DRIVES/WALKS/ POOL DECKS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.79	1.77	2.87	3.98
3 LANDSCAPED/GREEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.87	1.96	3.26	4.57
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												
27												
28												
PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	1.66	3.73	6.14	8.55
OFFSITE AREAS IN THIS BASIN												
29												
30												
31												
32 NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33												
34												
35												
36												
37												
38												
39												
40												
41												
OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 EXFILTRATION TRENCH	0.00	0.38	0.76	1.15	1.53	1.72	1.91	1.91	1.91	1.91	1.91	1.91
TOTAL	0.00	0.38	0.76	1.15	1.53	1.72	1.91	2.32	3.57	5.64	8.05	10.46

Drainage Basin

SFWMD allowable discharge:

8.06

CFS

Receiving Water Body

Project Acreage:

6.80

Runoff Formula: $Q = (72 /$

$Q = \text{Allowable runoff (CFS)}$

$A = \text{Drainage Area (Square Miles)}$

Table 3 - Stage / Discharge Data	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
Stage (feet)	2.00	3.00	4.00	5.00	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50
Discharge (CFS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Table 4 - Soil Storage Information

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY
Date: 9/23/15

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
1	BUILDING	0.00	0.00	0.00
2	DRIVES/WALKS/ POOL DECKS	0.00	0.00	0.00
3	LANDSCAPED/GREEN	5.75	8.18	1.78
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
PROJECT TOTALS / AVERAGE			8.18	1.78
OFFSITE AREAS IN THIS BASIN				
29				
30				
31				
32	NONE	0.00	0.00	0.00
33				
34				
35				
36				
37				
38				
39				
40				
41				
OFFSITE TOTALS / AVERAGE			0.00	0.00
42				
TOTAL/AVERAGE			8.18	1.78

Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and buildings is not considered in computations

S= 3.14

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Exfiltration Trench Design Information:

Hydraulic Conductivity Determination:

FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Height of water @ T1 (Ft)				
Height of water @ T2 (Ft)				
Saturated hole depth (Ft)				
Time, T2 - T1 (Sec)				

Hydraulic conductivity (Cfs/Ft ²)				
---	--	--	--	--

Avg.

USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Depth to water table (Ft)				
Saturated hole depth (Ft)				
Stabilized flow rate (Gpm)				

Hydraulic conductivity (Cfs/Ft ²)				
---	--	--	--	--

Avg.

Exfiltration Trench Information:

INPUT INFORMATION	
Depth To Top Of Trench (Ft)	
Trench Width (Ft)	
Trench Height (Ft)	
Low Pavement Elevation	
Avg. Hydraulic Conductivity (Cfs/Ft ²)	

Saturated Trench Depth	
Non-Saturated Trench Depth	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	

Length Required (Ft)	
Length Provided (Ft)	

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Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
 Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 5 - Stage - Discharge Information 100 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Sec (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sunq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.64	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.95	0.03	0.12	0.07	0.01	0.00	0.01	2.03	0.00	0.00	0.00
16.00	0.10	1.26	0.11	0.11	0.15	0.05	0.00	0.05	2.13	0.00	0.00	0.00
20.00	0.12	1.59	0.22	0.29	0.21	0.11	0.00	0.11	2.29	0.00	0.00	0.00
24.00	0.15	1.90	0.37	0.35	0.25	0.19	0.00	0.19	2.49	0.00	0.00	0.00
28.00	0.18	2.37	0.62	0.62	0.45	0.31	0.00	0.31	2.82	0.00	0.00	0.00
32.00	0.22	2.82	0.90	0.46	0.51	0.47	0.00	0.47	3.24	0.00	0.00	0.00
36.00	0.25	3.28	1.21	0.50	0.53	0.64	0.00	0.64	3.69	0.00	0.00	0.00
40.00	0.29	3.74	1.55	0.53	0.59	0.83	0.00	0.83	4.18	0.00	0.00	0.00
44.00	0.32	4.21	1.91	0.84	0.62	1.03	0.00	1.03	4.69	0.00	0.00	0.00
48.00	0.36	4.67	2.27	0.53	0.64	1.24	0.00	1.24	5.23	0.00	0.00	0.00
52.00	0.40	5.25	2.75	1.19	0.89	1.48	0.00	1.48	5.88	0.00	0.00	0.00
56.00	0.50	6.45	3.78	2.50	2.03	1.97	0.00	1.97	7.07	0.00	0.00	0.00
58.00	0.57	7.44	4.66	3.53	2.99	2.39	0.00	2.39	7.53	0.00	0.00	0.00
59.00	0.63	8.16	5.32	5.20	3.94	2.68	0.00	2.68	7.64	0.00	0.00	0.00
59.50	0.68	8.81	5.92	8.21	5.36	2.88	0.00	2.88	7.72	0.00	0.00	0.00
59.75	0.85	11.01	7.97	56.38	11.34	3.11	0.00	3.11	7.82	0.00	0.00	0.00
60.00	1.02	13.20	10.05	57.12	21.43	3.56	0.00	3.56	8.00	0.00	0.00	0.00
60.50	1.09	14.14	10.97	12.37	21.78	4.51	0.00	4.51	8.23	0.00	0.00	0.00
61.00	1.13	14.64	11.45	6.54	16.26	5.23	0.00	5.24	8.40	0.00	0.00	0.00
62.00	1.18	15.30	12.09	3.80	8.85	6.17	0.00	6.17	8.61	0.00	0.00	0.00
64.00	1.24	16.11	12.87	2.42	3.49	7.01	0.00	7.01	8.79	0.00	0.00	0.00
68.00	1.31	17.04	13.78	1.39	1.60	7.68	0.00	7.68	8.92	0.00	0.00	0.00
72.00	1.36	17.67	14.39	1.04	1.05	8.07	0.00	8.07	9.00	0.00	0.00	0.00
Peak stage						9.00	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Table 6 - Stage - Discharge Information 25 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Sec (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sunq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.25	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.51	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.77	0.01	0.04	0.02	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	1.02	0.04	0.06	0.08	0.02	0.00	0.02	2.05	0.00	0.00	0.00
20.00	0.12	1.28	0.11	0.18	0.12	0.05	0.00	0.05	2.14	0.00	0.00	0.00
24.00	0.15	1.53	0.20	0.23	0.16	0.10	0.00	0.10	2.27	0.00	0.00	0.00
28.00	0.18	1.91	0.37	0.43	0.30	0.18	0.00	0.18	2.49	0.00	0.00	0.00
32.00	0.22	2.28	0.57	0.33	0.35	0.29	0.00	0.29	2.77	0.00	0.00	0.00
36.00	0.25	2.65	0.79	0.36	0.38	0.42	0.00	0.42	3.10	0.00	0.00	0.00
40.00	0.29	3.02	1.04	0.39	0.43	0.55	0.00	0.55	3.45	0.00	0.00	0.00
44.00	0.32	3.40	1.30	0.62	0.46	0.70	0.00	0.70	3.84	0.00	0.00	0.00
48.00	0.36	3.77	1.57	0.43	0.48	0.85	0.00	0.85	4.23	0.00	0.00	0.00
52.00	0.40	4.24	1.93	0.90	0.67	1.04	0.00	1.04	4.71	0.00	0.00	0.00
56.00	0.50	5.21	2.72	1.92	1.55	1.41	0.00	1.41	5.68	0.00	0.00	0.00
58.00	0.57	6.01	3.40	2.73	2.31	1.73	0.00	1.73	6.32	0.00	0.00	0.00
59.00	0.63	6.59	3.91	4.05	3.05	1.95	0.00	1.95	7.05	0.00	0.00	0.00
59.50	0.68	7.12	4.37	6.41	4.17	2.11	0.00	2.11	7.24	0.00	0.00	0.00
59.75	0.85	8.89	5.99	41.30	8.88	2.29	0.00	2.29	7.46	0.00	0.00	0.00
60.00	1.02	10.66	7.64	45.21	16.85	2.64	0.00	2.64	7.63	0.00	0.00	0.00
60.50	1.09	11.42	8.36	9.83	17.18	3.40	0.00	3.40	7.93	0.00	0.00	0.00
61.00	1.13	11.82	8.74	5.21	12.85	3.97	0.00	3.97	8.10	0.00	0.00	0.00
62.00	1.18	12.36	9.25	3.03	7.91	4.71	0.00	4.71	8.27	0.00	0.00	0.00
64.00	1.24	13.01	9.88	1.93	2.79	5.38	0.00	5.38	8.44	0.00	0.00	0.00
68.00	1.31	13.77	10.60	1.11	1.25	5.90	0.00	5.90	8.56	0.00	0.00	0.00
72.00	1.36	14.27	11.09	0.83	0.84	6.21	0.00	6.21	8.62	0.00	0.00	0.00
Peak stage						8.62	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
 Ft. Lauderdale, FL; (954) 522-1004

Sanita Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 7 - Stage - Discharge Information

10 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Subh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
Peak stage						2.00	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Table 8 - Stage - Discharge Information

5 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Subh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
Peak stage						2.00	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 9 - Stage - Discharge Information

3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00

Peak stage	2.00	At hour	0.00
Peak discharge	0.00	At hour	0.00

CITY OF DANIELA BEACH
700 / SOFT COST: 702 · Project: 70211 · Land De

(6.)

8/28/2003

1006

35,100.00

Southtrust Bank

Park Impact Fee - Re: SP-37-03

35,100.00



190322 (4-03)



DISBURSEMENT REQUEST

COMPANY: STIRLING

DATE REQUESTED: 08/28/03 DATE REQUIRED: 08/28/03

PAYEE: CITY OF DANIA BEACH

COMMENTS: IMPACT FEES - REF # SP-37-03

INVOICES No. _____

ACCOUNT:

702-0000
7022

AMOUNT:

\$35,100.1

TOTAL: \$35,100.1

APPROVED BY: _____

CHECK No. _____

DATE: _____

STIRLING, LLC

August 28, 2003

City of Dania Beach
Planning and Zoning Department
100 West Dania Beach Blvd.
Dania Beach, Fl. 33004
Attn.: Corinne Church

Reference: SP-37-03

Dear Corinne:

Please find enclosed check in the amount of \$35,100.00 to pay the local park impact fee for our "Forest View Estates" project.

If you have any questions, please call me at (305) 692-2232.

Sincerely,

Daniel Sawicki

Carrie, Anne-Christine

From: Wray, Macee
Sent: Monday, January 30, 2017 3:24 PM
To: Carrie, Anne-Christine
Subject: FW: Forest View; Playground Equipment Payment

From: Manny Synalovski [mailto:msynalovski@synalovski.com]
Sent: Wednesday, February 18, 2015 12:27 PM
To: Ansbros, Tom; Alina Avakian; Stilson, Louise
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Schneider, Tom
Subject: Re: Forest View; Playground Equipment Payment

Thank You.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Ansbros, Tom
Sent: Wednesday, February 18, 2015 12:01 PM
To: Alina Avakian; Stilson, Louise; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Schneider, Tom
Subject: RE: Forest View; Playground Equipment Payment

No, I just signed the deed approving it as to legal form; City officials will now complete signing; City records it in County public records; recorded copy will be sent to you. Developer does not sign this, Alina. You need to work with the County on a plat note amendment, showing parcel as no longer dedicated as a park. You will pay recording costs (under \$50.00; they will reimburse City, Tom).

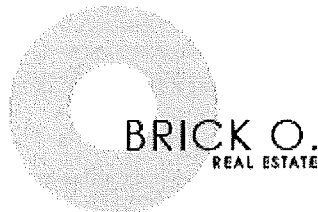
From: Alina Avakian [mailto:alina@bricko.net]
Sent: Wednesday, February 18, 2015 10:34 AM
To: Stilson, Louise; Ansbros, Tom; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Schneider, Tom
Subject: Re: Forest View; Playground Equipment Payment

Thank you.

Please let us know how to proceed in order to have the Quitclaim deed executed.

In the case that the developer needs to execute it first, please forward us a copy.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(788) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: "Stilson, Louise" <lstilson@ci.dania-beach.fl.us>
Date: Wednesday, February 18, 2015 at 8:43 AM
To: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>, Alina Avakian <alina@bricko.net>, Manny Synalovski <msynalovski@synalovski.com>
Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>, "Lampkin, Joan" <jlampkin@ci.dania-beach.fl.us>, "Satterfield, Nicki" <nsatterfield@ci.dania-beach.fl.us>, "Schneider, Tom" <tschneider@ci.dania-beach.fl.us>
Subject: RE: Forest View; Playground Equipment Payment

A Quitclaim deed was attached to the resolution.

From: Ansbro, Tom
Sent: Tuesday, February 17, 2015 6:31 PM
To: Alina Avakian; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Stilson, Louise; Schneider, Tom
Subject: RE: Forest View; Playground Equipment Payment

Marc, Corrine? Don't they need to a plat note to show the removal of the park dedication? Louise, Joan, did we have Quitclaim deed from City to them in agenda backup; to be executed now?

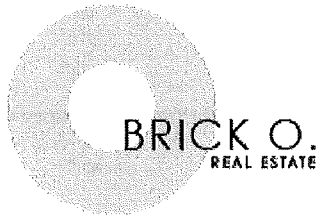
From: Alina Avakian [<mailto:alina@bricko.net>]
Sent: Tuesday, February 17, 2015 12:54 PM
To: Ansbro, Tom; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Stilson, Louise; Schneider, Tom
Subject: Re: Forest View; Playground Equipment Payment

Mr. Ansbro,

Thank you for your email, we really appreciate your help and time.

Please tell us what the next step is in the process.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>
Date: Tuesday, February 17, 2015 at 12:25 PM
To: Alina Avakian <alina@bricko.net>, Manny Synalovski <msynalovski@synalovski.com>
Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>, "Lampkin, Joan" <jlampkin@ci.dania-beach.fl.us>, "Satterfield, Nicki" <nsatterfield@ci.dania-beach.fl.us>, "Stilson, Louise" <lstilson@ci.dania-beach.fl.us>, "Schneider, Tom" <tschneider@ci.dania-beach.fl.us>
Subject: RE: Forest View; Playground Equipment Payment

Alina, thanks for your patience. By copy of this message, I am confirming that the \$22,000.00 payment re park impact fees, required as a condition of approval of the return of the park land by the City to the developer has been satisfied (due to the \$35,000.00 payment from the developer which was confirmed as being received by the City some years ago). Louise, Tom, Corrine, Joan, please keep a copy of this message with the backup related the matter from 3-4 weeks ago

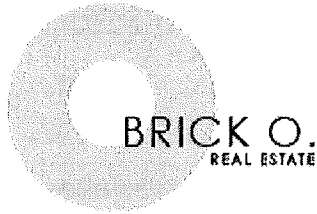
From: Alina Avakian [<mailto:alina@bricko.net>]
Sent: Monday, February 16, 2015 4:55 PM
To: Ansbro, Tom; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan
Subject: Re: Forest View; Playground Equipment Payment

Good afternoon Mr. Ansbro,

I am following up on your email as we haven't heard back from you yet.

Thank you for your assistance.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 892-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>

Date: Monday, February 9, 2015 at 12:50 PM

To: Alina Avakian <alina@bricko.net>, Manny Synalovski <msynalovski@synalovski.com>

Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>, "Lampkin, Joan" <jlampkin@ci.dania-beach.fl.us>

Subject: RE: Forest View; Playground Equipment Payment

I am awaiting final confirmation that the \$22K payment will not be required, Alina. IF you have not heard from me by Thursday, please contact me by e message.

From: Alina Avakian [<mailto:alina@bricko.net>]

Sent: Monday, February 09, 2015 10:13 AM

To: Manny Synalovski; Ansbro, Tom

Cc: LaFerrier, Marc; Daniel@bricko.net

Subject: Re: Forest View; Playground Equipment Payment

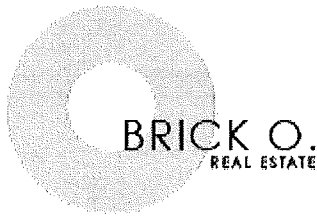
Good morning to all,

Hope you had a great weekend.

I am just following up on the email I sent on January 30th.

Please let me know if you have any comments or questions.

Thank you very much,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: Manny Synalovski <msynalovski@synalovski.com>
Date: Friday, January 30, 2015 at 4:19 PM
To: Alina Avakian <alina@bricko.net>, "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>
Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>
Subject: Re: Forest View; Playground Equipment Payment

Thank You.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Alina Avakian
Sent: Friday, January 30, 2015 2:23 PM
To: Manny Synalovski; Ansbro, Tom
Cc: LaFerrier, Marc; Daniel@bricko.net
Subject: Re: Forest View; Playground Equipment Payment

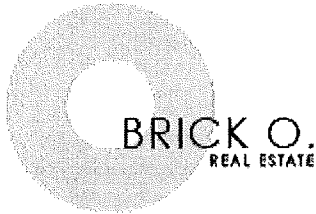
Dear Tom and Marc,

Attached please find:

1. Copy of the Minutes of the July 8, 2003, Dania Beach City Commission regular meeting – see page 4, item 9.1 where the ordinance was approved, subject to the payment of \$35,100 for park impact fees.
2. Copy of the check stub for \$35,100 check # 1006 dated 8/28/2003
3. Letter addressed to Corinne Church in reference to this payment dated 8/28/2003. This letter accompanied the check.
4. Copy of the September 2003 bank statement where you can see that the \$35,100 check cleared (highlighted in pink). If you zoom in, you will see that it's endorsed to the City of Dania Beach.

Please let me know if you have any questions.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: Manny Synalovski <msynalovski@synalovski.com>
Date: Thursday, January 29, 2015 at 4:26 PM
To: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>, Alina Avakian <alina@bricko.net>
Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>
Subject: Re: Forest View; Playground Equipment Payment

Alina may provide back up.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Ansbro, Tom
Sent: Thursday, January 29, 2015 3:28 PM
To: Manny Synalovski
Cc: LaFerrier, Marc
Subject: FW: Forest View; Playground Equipment Payment

FYI

From: Satterfield, Nicki
Sent: Thursday, January 29, 2015 9:06 AM
To: Ansbro, Tom; LaFerrier, Marc; Donnelly, Colin
Cc: Norena, Eleanor; Segal, Adam
Subject: RE: Forest View; Playground Equipment Payment

Hi All,

Finance is unable to confirm the payment of the \$35,100. This payment proceeds even the old HTE ERP system. Current electronic records only date back to 10/01/2003 which is when HTE started. This would have been processed in the even older system known as Citysoft.

State archive requirements do not require the City to keep records this far back. Two thoughts:

- Perhaps the building permit file contains a hard copy receipt which would have been brought to CD to indicate it was paid prior to issuance of permit
- Perhaps the building permit file indicates the fee which was to be collected; If this amount matches the documents provided below then perhaps they can produce the cancelled check (although this may be difficult) Otherwise the City will need to decide if there is sufficient documentation to "presume" it was paid.

Let's see what the building permit file has on record. The record retention for permits may be longer than Finance is required to keep for cash receipts.

Marc: Can you have one of your staff look into this for Tom?

Please let me know if I can assist in any other way.

Nicki

Nicki Satterfield
Finance Director
City of Dania Beach
954-924-6800 Ext 3609 (P)
954-922-5619 (F)
nsatterfield@ci.dania-beach.fl.us

From: Ansbro, Tom
Sent: Wednesday, January 28, 2015 6:31 PM
To: Satterfield, Nicki; LaFerrier, Marc; Donnelly, Colin
Subject: FW: Forest View; Playground Equipment Payment

Can we confirm receipt of the \$35K? If we can we need to release the applicant of an obligation to pay the 22K.

From: Manny Synalovski [<mailto:msynalovski@synalovski.com>]
Sent: Wednesday, January 28, 2015 6:09 PM
To: Alina Avakian; Ansbro, Tom
Cc: Daniel Avakian; Steve Hatzidakis
Subject: Re: Forest View

Alina,

Please contact the City Attorney, Mr. Tom Ansbro, and allow him to direct next steps.

Thank you, Manny.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Alina Avakian

Sent: Wednesday, January 28, 2015 4:32 PM

To: Manny Synalovski

Cc: Daniel Avakian; Steve Hatzidakis

Subject: Forest View

Dear all,

Here is a brief summary of the events at forest view.

Also attached is a copy of the check.

This is the impact fee that was paid when the project was approved for 12 homes. After we changed the site plan to 31 homes, we decided to let the City keep this money and use it to improve the park.

Please let me know who I need to talk to in the City so that we find this check. Thank you,

Alina

From: Stirling, LLC.

Date: 8/28/2003

Check Number: 1006

Amount: \$35,100

Memo: Impact Fee SP -37-03

Search Company or Help

My Shortcuts

Home

Calendar

Snapshots

Customers

Vendors

Employees

Online Banking

Docs

Reports

My Shortcuts

My Apps

Do Today 9/22/2014

View Balances

Run Favorite Reports

Do More With QuickBooks

Turn on Payroll

Accept Credit Cards

Order Checks & Supplies

Switch to QuickBooks Online

Main

Reports



Find



New



Save



Delete



Create a Copy



Memorize

BANK ACCOUNT

103 - Wachovia Bank, N.A.

PAY TO THE ORDER OF

CITY OF DANIA BEACH

Thirty-five thousand one hundred and 00/100*****:

ADDRESS

CITY OF DANIA BEACH

MEMO

Park Impact Fee - Re: SP-37-03

Expenses

\$35,100.00

Items

\$0.00

ACCOUNT

700 - SOFT COST:702 - Project:70212 - Impact Fees:

2003

June 24, 2003 – 1st plat presentation

July 08, 2003 – Plat approval \$35,100.00 park impact fee

September 23, 2003 – Request for variance. Lot size etc.

October 14, 2003 – To be continued on November 12, 2003

November 12, 2003 – Condition approval

2004

September 14, 2004 – Plat first reading

September 28, 2004 – To be continued on October 12. (Incomplete.)

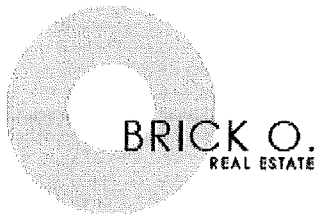
October 12, 2004 – Approval of plat. 2004-028 # Ordinance

-

2005

January 11, 2005 – Site plan approval 31 homes / Resolution # 2005-001

November 8, 2005 – Site plan modification / Resolution # 2005-176



ALINA AMAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
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A. 2645 NE 207th St. Aventura, FL, 33180

Carrie, Anne-Christine

From: Lunkins, Angel
Sent: Tuesday, January 31, 2017 9:20 AM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne
Subject: RE: Code check

No code violations, liens or fines. Thanks

Site Address 3517 FOREST VIEW CIRCLE, DANIA BEACH
Property Owner FOREST VIEW ESTATES LLC

Mailing Address 2645 NE 207 ST AVENTURA FL 33180

ID # 5042 31 27 0320

Angel Lunkins

Code Compliance Coordinator
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6810 Ext. 3790

"Established in History, Preparing for Tomorrow"



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

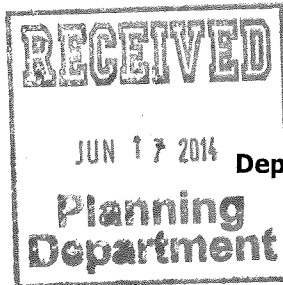
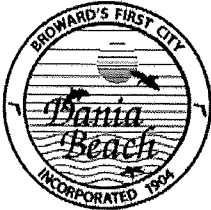
From: Carrie, Anne-Christine
Sent: Tuesday, January 31, 2017 8:55 AM
To: Lunkins, Angel
Cc: Lajoie, Corinne
Subject: Code check

Good morning Angel:

Are there any violations at 3517 Forest View Circle?

Thank you

Anne-Christine Carrie
Planner



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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☒ Other: Site Plan Modification

Date Rec'd: 6/17/14

Petition No.: SP-037-03 MOD

SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4

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

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

Location Address: SW 35 Avenue & Forest View Circle

Lot(s): _____ Block: _____ Subdivision: Forest View Estates Plat

Recorded Plat Name: Forest View Estates

Folio Number(s): 5042 31 27 0320 Legal Description: Forest View Estates Parcel P AKA: PARK FOREST VIEW ESTATES

Applicant/Consultant/Legal Representative (circle one) Manuel Synalovski

Address of Applicant: 1800 Eller Drive, Ste. 500, Ft. Lauderdale, FL 33316

Business Telephone: 954 961 6806 Home: _____ Fax: 954 961 6807

E-mail address: msynalovski@synalovski.com

Name of Property Owner: Forest View Estates, LLC

Address of Property Owner: 2645 NE 207 Street, Aventura, FL 33180

Business Telephone: 305 692 2232 Home: _____ Fax: 305 692 7960

Explanation of Request: Repurpose existing park to a private community
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 0.284 Gross Acreage: _____ Prop. Square Footage: 12,391

Existing Use: Municipal Park Proposed Use: _____

facility (recreational use) for Forest View Estates (existing residential development).

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

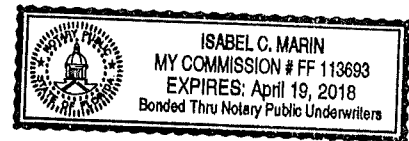
BEFORE ME THIS 13 DAY OF June, 2014

By:

Manuel Synalowski
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ☒ or Produced Identification _____

Type of identification produced: n/a or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

RESOLUTION NO. 2017-010

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

WHEREAS, the City Code of Ordinances, Chapter 28, entitled “Land Development Code” (the “LDC”), of Part 6, entitled “Development Review Procedures and Requirements,” Article 635-80, entitled “Site Plan Modification or Deviations,” states that site plan modification approval is required as a condition to the issuance of a building permit; and

WHEREAS, Forest View Estates, LLC, the Applicant, is requesting site plan modification approval to allow the construction of a new private community facility (recreational use) to be located at 3517 Forest View Circle in the City of Dania Beach, Florida;

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

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

Section 2. That pursuant to Chapter 28 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 635-80 “Site Plan Modification or Deviations,” the following Site Plan (SP-37-03 MOD A), a copy of which is attached and made a part of and incorporated into this Resolution by reference, is approved.

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

1. The application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.
2. Submit a final plat drawing as recorded with the Broward County Clerk’s Office prior to issuance of a building permit.
3. Provide Park Impact Fee prior to issuance of a building permit.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on February 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit "A"
Legal Description

LEGAL DESCRIPTION FOREST VIEW ESTATES PLAT:

The West 1/2 of the East 1/2 of Lot 1, Block 3, less the portion lying within 53 feet of the South line of Section 31, Township 50 Range 42 and the East 1/2 of the East 1/2 of Lot 1, Block 3 of "REED LAND COMPANY", Plat Book 2, Page 32, of the Public Records of Dade County, Florida. Said lands situate, lying and being in Broward County, Florida. LESS the following described parcel:

BEGINNING at the intersection of a line 10.00 feet West of, and parallel with, the East line of the Southwest one-quarter (SW 1/4) of Section 31, Township 50 South, Range 42 East, and with a line 10.00 feet North of, and parallel with, the South line of said Section 31; Thence on an assumed bearing of South 87°47'36" West, along said parallel line, said line being further described as the North Right-of-Way line of Stirling Road, a distance of 158.13 feet; Thence North 00°58'20" East, along the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of said Tract 1, a distance of 43.07 feet; Thence North 87°47'36" East, along a line 53.00 feet North of, and parallel with, the South line of said Section 31, a distance of 114.74 feet; Thence North 44°30'46" East, a distance of 34.28 feet; Thence North 01°13'55" East, along a line 30.00 feet West of, and parallel with the East line of the Southwest one-quarter (SW 1/4) of said Section 31, a distance of 45.16 feet; Thence South 88°46'05" East, a distance of 20.00 feet; Thence South 01°13'55" West, along a line 10.00 feet West of, and parallel with, the East line of said Southwest one-quarter (SW 1/4) of Section 31, a distance of 110.58 feet, to the

POINT OF BEGINNING. LESS the following lands conveyed by Deed recorded in Official Records Book 20186, Page 857, of the Public Records of Broward County, Florida, being more particularly described as follows: That portion of Tract 1 of Block 3 of Section 31, Township 50 South, Range 42 East of "PLAT OF SEC'S 28, 29, 31 AND 32, T.50S, R.42E", according to the plat thereof, as recorded in Plat Book 2, at Page 32, of the Public Records of Dade County, Florida, lying within the East 30 feet of the Southwest one-quarter of said Section 31, LESS those lands condemned by Broward County, Florida in Civil Action #80-11613.

TOGETHER WITH: The East 1/2 of the West 1/2 of Lot 1, Block 3, "REED LAND COMPANY", according to the plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida, LESS that portion lying within 53 feet of the South line of Section 31, Township 50 South, Range 42 East. Said land lying in Broward County, Florida.

LEGAL DESCRIPTION PARCEL "P":

Parcel "P" of "Forest View Estates Plat", According to the Plat thereof, as recorded in Plat Book 175, pages 182 and 183, of the Public Records of Broward County, Florida.
Said Lands situated, lying and being in the city of Dania Beach, Broward County, Florida and containing 12.391 square feet, 0.2845 acres.

SITE PLAN APPROVAL FOR:

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FLORIDA 33312



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.6806
F 954.961.6807

www.synalovskid.com

Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

ARCHITECT
SYNALOVSKI ROMANIK SAYE
1800 ELLER DRIVE
FT. LAUDERDALE, FLORIDA
33016 (954) 961-6806

CIVIL
FLYNN ENGINEERING SERVICES, P.A.
241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
(954) 522-1004

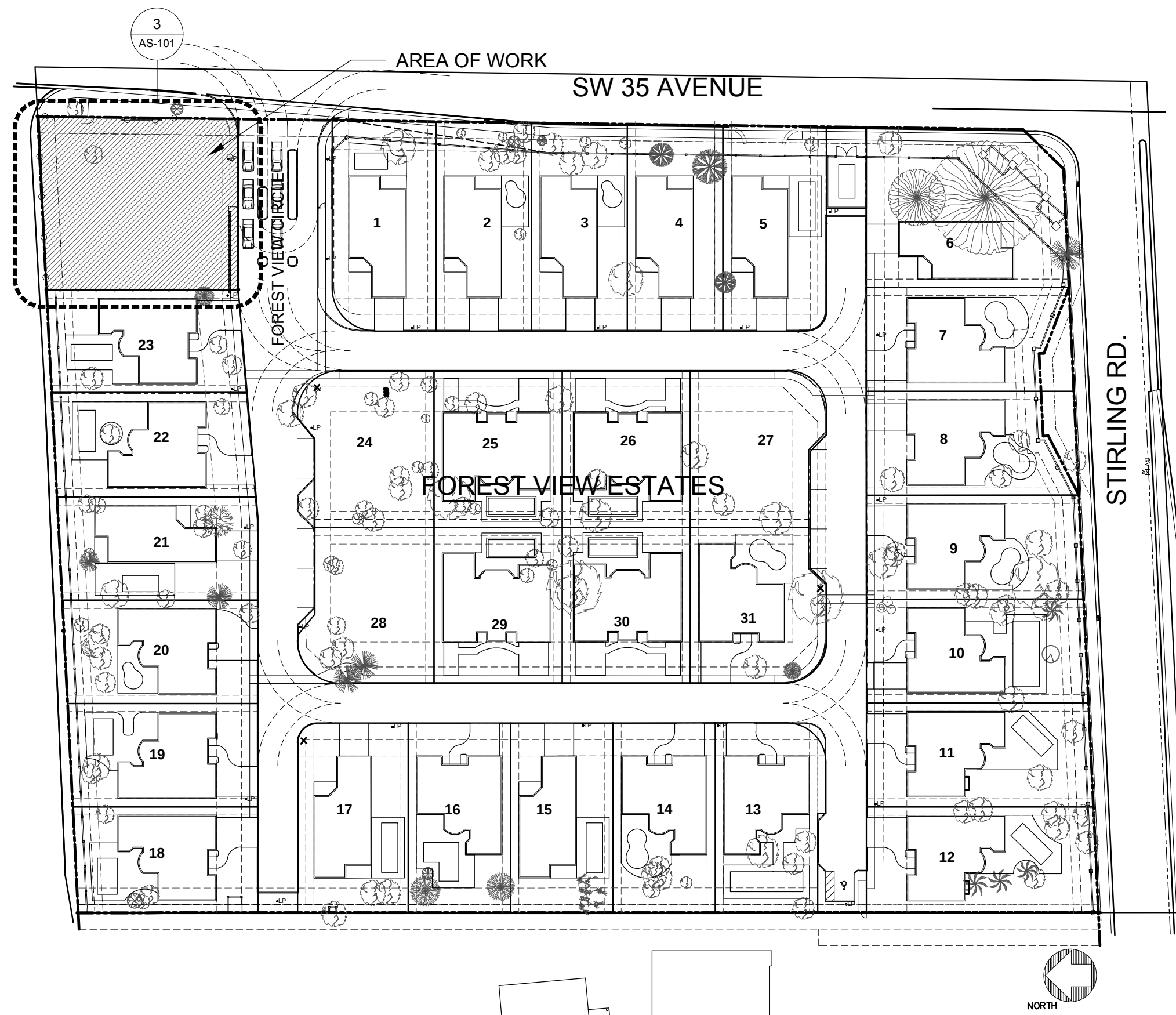
LANDSCAPE ARCHITECT
BRUCE CUMMINGS
235 COMMERCIAL BLVD. STE. 207
LAUDERDALE BY THE SEA, FL 33308
(954) 771-8184

5 CONSULTANTS

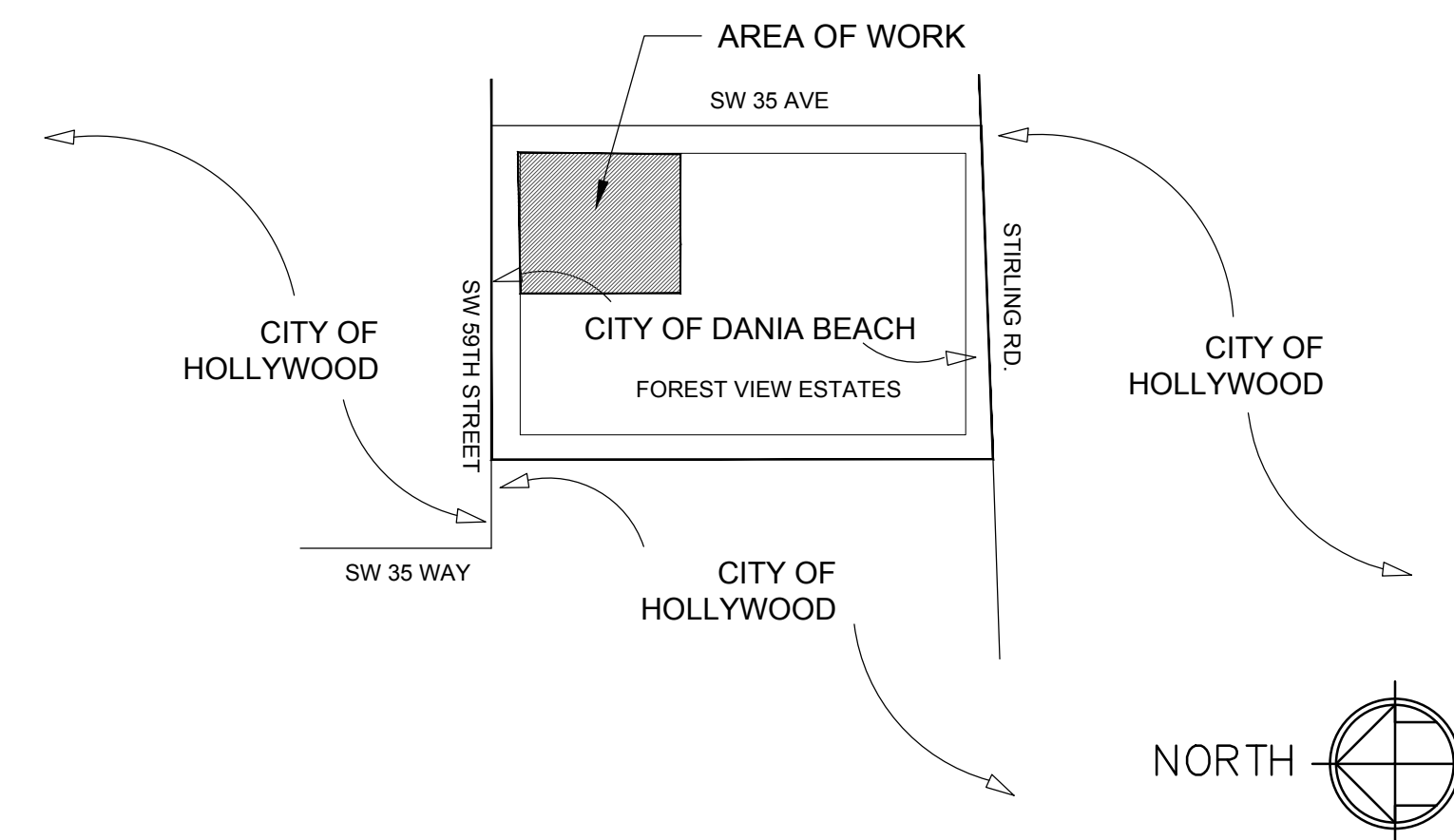
SHEET INDEX:

T-001	COVER SHEET
	SURVEY
	CIVIL COVER SHEET
C-1	CIVIL PAVING, GRADING AND DRAINAGE PLAN
C-2	WATER AND SEWER PLAN
L-1	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
AS-101	SITE PLAN
A-101	FLOOR PLAN AND ELEVATIONS
PH-101	PHOTOMETRIC PLAN

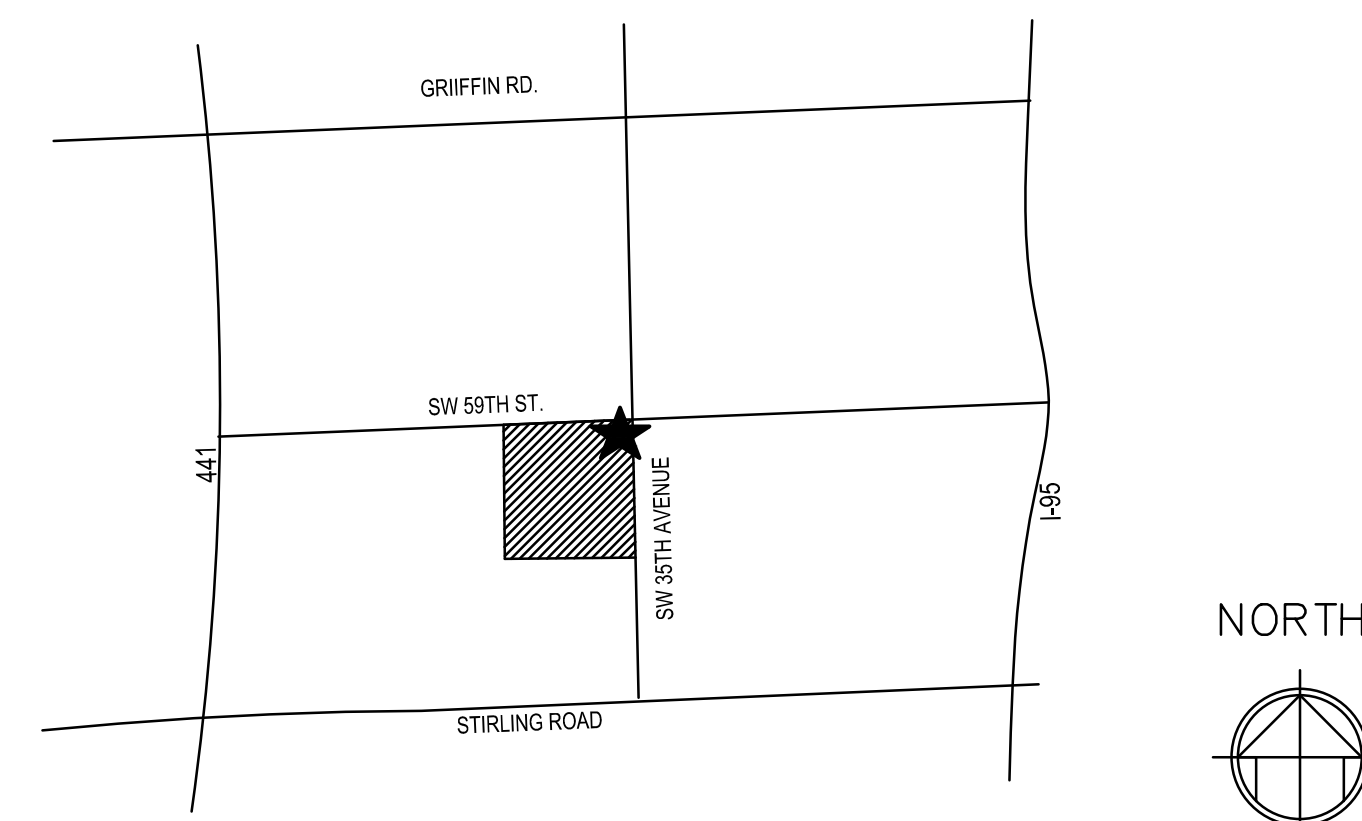
4 DRAWING LIST
SCALE: N.A.



3 LOCATION PLAN
SCALE: N.A.



2 MUNICIPAL LIMITS
SCALE: N.T.S.



1 KEY PLAN
SCALE: N.T.S.

REV	DATE	DESCRIPTION
1	07/30/2014	DRG. COMMENTS
2	12/07/16	RE SUBMITTAL

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821

DRAWN BY: MO

CHECKED BY: MS

Copyright (c) by SYNALOVSKI ROMANIK SAYE
All Rights Reserved.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T-001

FOREST VIEW ESTATES PLAT

A REPLAT OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 1, BLOCK 3, AND THE EAST HALF TRACT 1, BLOCK 3
"PLAT OF SEC.'S 28, 29, 31 AND 32, T. 50 S., R. 42 E.", - PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS
SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION

THE WEST 1/2 OF THE EAST 1/2 OF LOT 1, BLOCK 3, LESS THE PORTION LYING WITHIN 53 FEET OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 50 RANGE 42 AND THE EAST 1/2 OF THE EAST 1/2 OF LOT 1, BLOCK 3 OF "REED LAND COMPANY", PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE INTERSECTION OF A LINE 10.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND WITH A LINE 10.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 31;
THENCE ON AN ASSUMED BEARING OF SOUTH 87°47'36" WEST, ALONG SAID PARALLEL LINE, SAID LINE BEING FURTHER DESCRIBED AS THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD, A DISTANCE OF 158.13 FEET; THENCE NORTH 00°58'20" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SAID TRACT 1, A DISTANCE OF 43.07 FEET; THENCE NORTH 87°47'36" EAST, ALONG A LINE 53.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 114.74 FEET; THENCE NORTH 44°30'46" EAST, A DISTANCE OF 34.28 FEET; THENCE NORTH 01°13'55" EAST, ALONG A LINE 30.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 31, A DISTANCE OF 45.16 FEET; THENCE SOUTH 88°46'05" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 01°13'55" WEST, ALONG A LINE 10.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 31, A DISTANCE OF 110.58 FEET, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 20188, PAGE 857, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF TRACT 1 OF BLOCK 3 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF "PLAT OF SEC.'S 28, 29, 31 AND 32, T. 50S, R. 42E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING WITHIN THE EAST 30 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31, LESS THOSE LANDS CONDEMNED BY BROWARD COUNTY, FLORIDA IN CIVIL ACTION #80-11613.

TOGETHER WITH:
THE EAST 1/2 OF THE WEST 1/2 OF LOT 1, BLOCK 3, "REED LAND COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PORTION LYING WITHIN 53 FEET OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST.
SAID LAND LYING IN BROWARD COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS.

KNOW ALL MEN BY THESE PRESENTS THAT STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY, GLOBAL DEVELOPMENT, LLC, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "THE FOREST VIEW ESTATES PLAT", A REPLAT, ALL EASEMENTS, PUBLIC PARK AND LIGHT STATION PARCEL ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: DANIEL SAWICKI, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 200__.

WITNESS: _____
PRINT NAME:

STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY, GLOBAL DEVELOPMENT, LLC

WITNESS: _____
PRINT NAME:

BY: DANIEL SAWICKI, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS.

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DANIEL SAWICKI, MANAGER OF STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY, GLOBAL DEVELOPMENT LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 200__.

MY COMMISSION EXPIRES:

NOTARY SEAL

NOTARY PUBLIC

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34408, PAGE 1156 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SOUTHRUST BANK, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 200__.

WITNESS: _____
PRINT NAME:

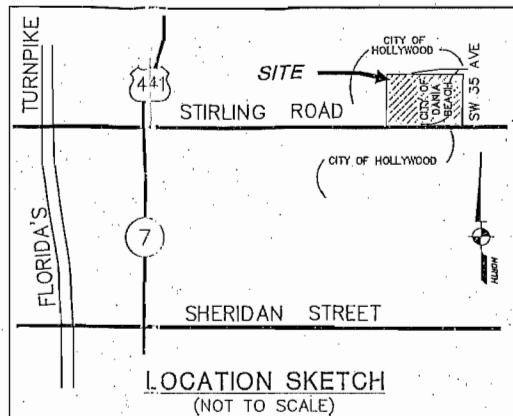
SOUTHRUST BANK

WITNESS: _____
PRINT NAME:

BY: _____
PRINT NAME: _____
TITLE: _____

PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.

SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 2004



ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS.

I HEREBY CERTIFY THAT ON THIS DAY PERSON'LLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF SOUTHRUST BANK TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH INDIVIDUAL AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 200__.

MY COMMISSION EXPIRES:

NOTARY SEAL

NOTARY PUBLIC

CITY OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH, HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____, 200__.

APPROVED: _____

CITY COMMISSION

THIS IS TO CERTIFY: THAT THIS PLAT OF "THE FOREST VIEW ESTATES PLAT" WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF DANIA BEACH, FLORIDA, BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____ A.D., 200__, AND THAT BY SAID RESOLUTION ALL THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

"NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FORM BROWARD COUNTY THAT ALL APPLICABLE IMPACTS FEES HAVE BEEN PAID OR ARE NOT DUE."

ATTEST: _____
CITY CLERK

APPROVED: _____
MAYOR

CITY OF DANIA BEACH

COUNTY ENGINEER

COUNTY SURVEYOR

SURVEYOR

BROWARD COUNTY ENGINEERING DIVISION

THIS IS TO CERTIFY: THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200__.

BY: HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEER, REGISTRATION NO. 12506

BY: ERIC B. AUGUSTO
BROWARD COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 5695

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY THIS _____ DAY OF _____, 200__.

BY: _____
EXECUTIVE DIRECTOR OF DESIGNEE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200__.

BY: _____
ADMINISTRATOR OF DESIGNEE

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS IS TO CERTIFY: THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200__.

BY: _____
DIRECTOR / DESIGNEE

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

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS IS TO CERTIFY: THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 200__, AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE

THIS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 4TH DAY OF JUNE, 2003. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: _____

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER L.B. 3300
50 S.W. 2ND. AVENUE, SUITE 102
BOCA RATON, FLORIDA, 33432

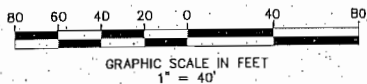
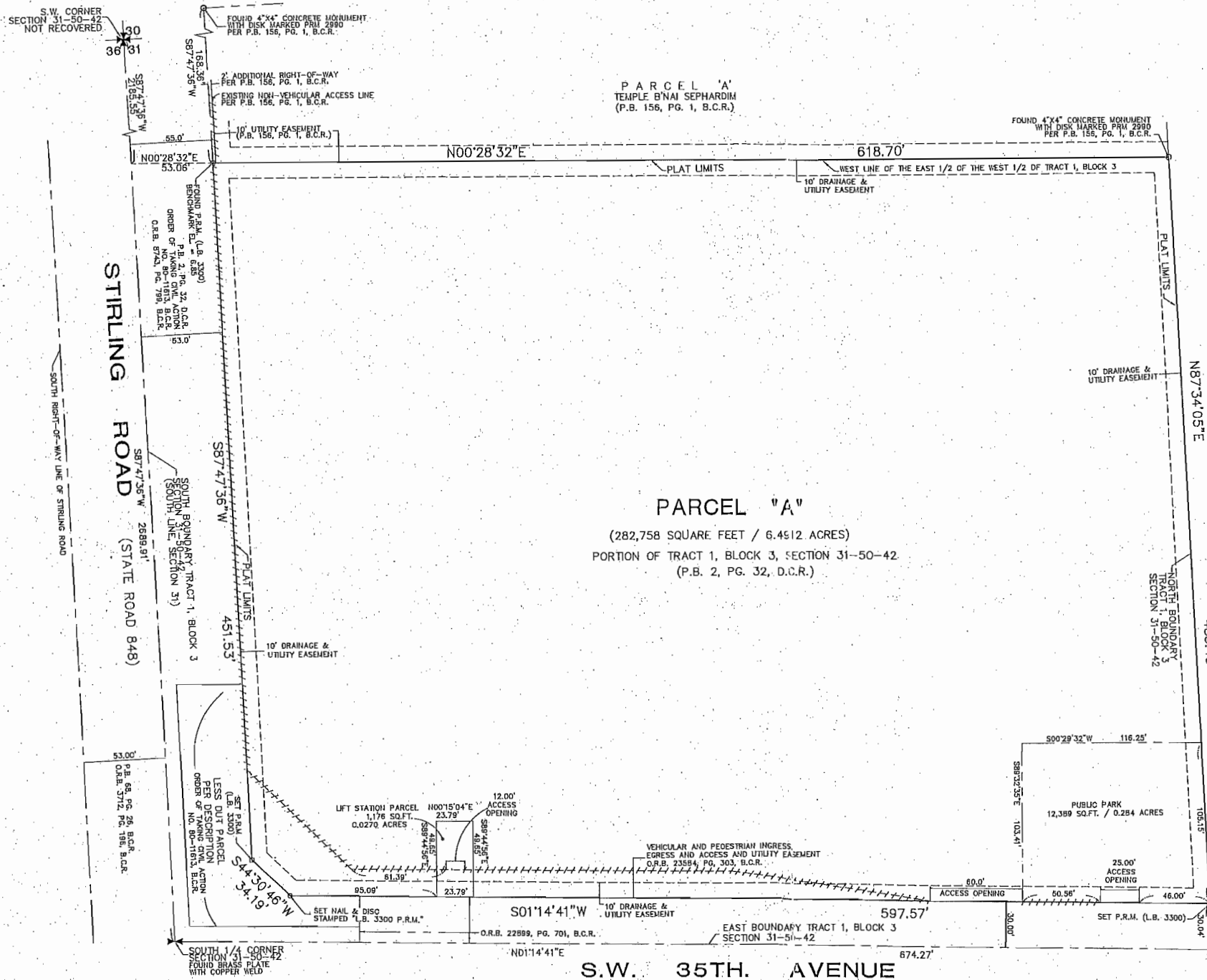
SEP 24 2004

PL-41-04

FOREST VIEW ESTATES PLAT

A REPLAT OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 1, BLOCK 3, AND THE EAST HALF TRACT 1, BLOCK 3
 "PLAT OF SEC.'S 28, 29, 31 AND 32, T. 50 S., R. 42 E.", - PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS
 SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY:
 JOHN T. DODGAN, P.L.S.
 AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2584
 SEPTEMBER, 2004



SURVEYOR'S NOTES:

1. □ INDICATES SET PERMANENT REFERENCE MONUMENT, A 4" X 4" X 24" CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
3. BENCHMARK DESCRIPTION: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 1802, ELEVATION = 9.176 FEET. DESCRIPTION: X-CUT 2' EAST BULLNOSE IN THE CENTERLINE OF STIRLING ROAD AND SW 35 AVENUE, 55' ± OR - NORTHEAST OF POWER POLE #3488.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAIO SECTION 31, HAVING A BEARING OF S87°47'36"W. BEARING REFERENCED TO STATE OF FLORIDA'S STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD NUMBER S-848 (STIRLING ROAD) SECTION 88516-2602, RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 2, BROWARD COUNTY RECORDS.
5. ABBREVIATION LEGEND: B.C.R. = BROWARD COUNTY RECORDS; C. = CENTERLINE; D.C.R. = DADE COUNTY RECORDS; EL. = ELEVATION; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; P.L.S. = PROFESSIONAL LAND SURVEYOR; R. = RANGE; SEC.'S = SECTIONS; T. = TOWNSHIP.
6. 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.

NOTICE:

7. THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1 F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
9. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2009, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
10. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY 2009, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.

11. ~~~~~ INDICATES NON-VEHICULAR ACCESS BY THIS PLAT.

TABULAR DATA:

TOTAL AREA THIS PLAT	296,323 SQUARE FEET / 6.8026 ACRES
PARCEL A	282,758 SQUARE FEET / 6.4912 ACRES
PUBLIC PARK	12,389 SQUARE FEET / 0.2844 ACRES
LIFT STATION PARCEL	1,176 SQUARE FEET / 0.0270 ACRES



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

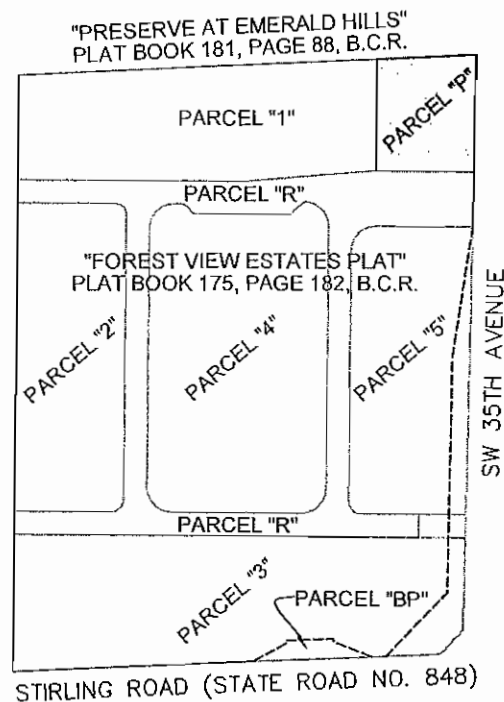
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PARCEL "P" OF "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 12,391 SQUARE FEET, 0.2845 ACRES.



LOCATION MAP

NOT TO SCALE

NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF PARCEL "P", BEING S01°14'41"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: FOREST VIEW ESTATES LLC

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 59421

DATE: 07/20/15

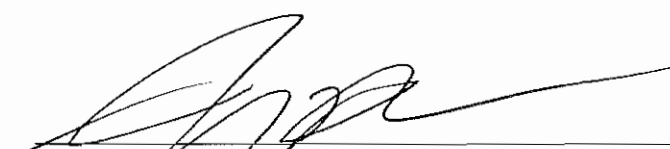
PARCEL "P"

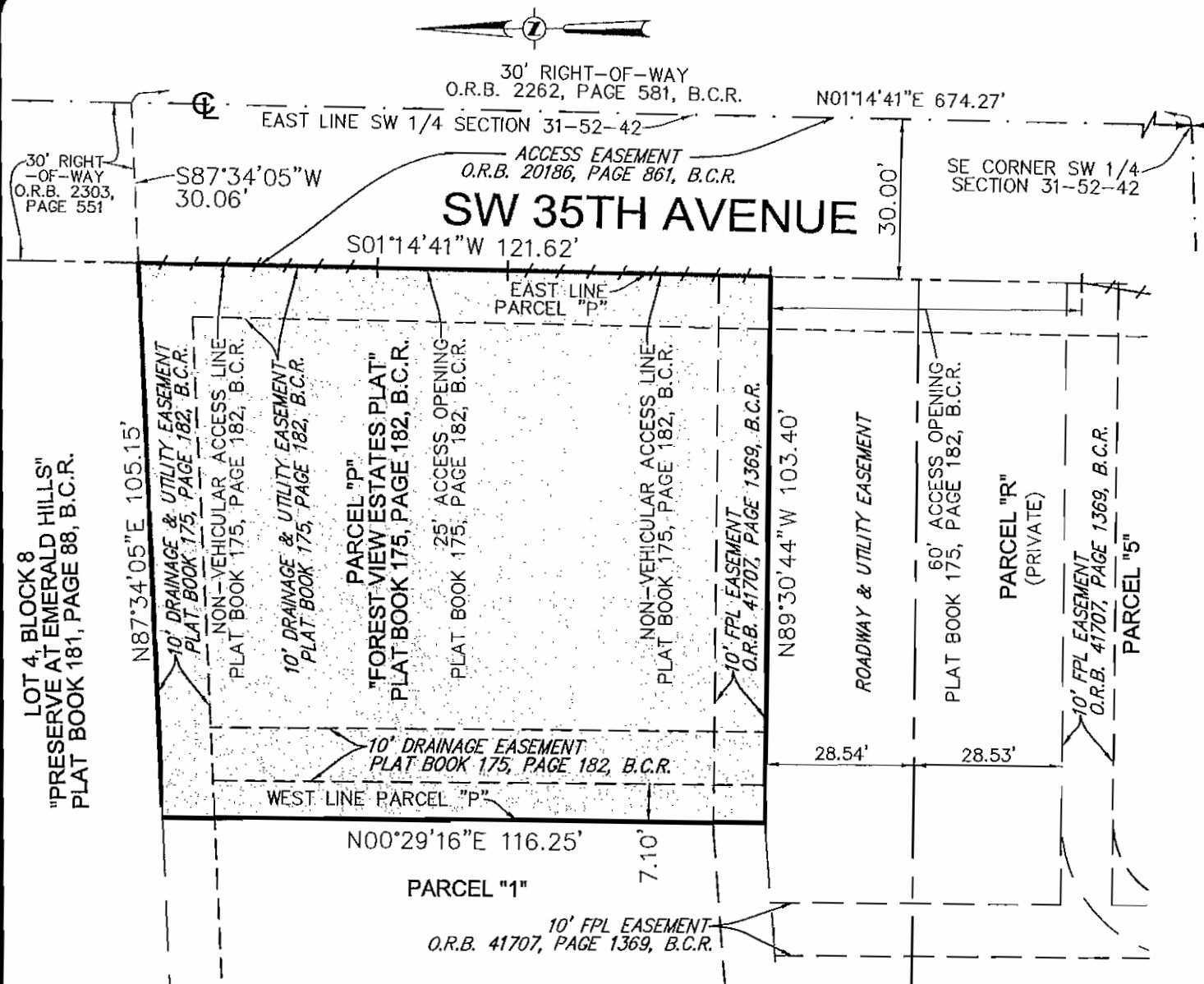
DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: FOREST VIEW ESTATES

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



FILE: FOREST VIEW ESTATES LLC

SCALE: 1"=30'

DRAWN BY: B.E.

ORDER NO.: 59421

DATE: 07/20/15

PARCEL "P"

DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: FOREST VIEW ESTATES

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:



CENTERLINE

O.R.B.

OFFICIAL RECORDS BOOK

B.C.R.

BROWARD COUNTY RECORDS

D.C.R.

DADE COUNTY RECORDS

FOREST VIEW ESTATES RECREATIONAL FACILITY

CITY OF DANIA BEACH, FLORIDA

INDEX OF DRAWINGS

COVERSHEET

C1	PAVING, GRADING & DRAINAGE PLAN
C2	WATER & SEWER PLAN
C3.1-3.2	PAVING & DRAINAGE DETAILS
C4	WATER AND SEWER DETAILS
C5	GENERAL NOTES AND SPECIFICATIONS

LEGAL DESCRIPTION:

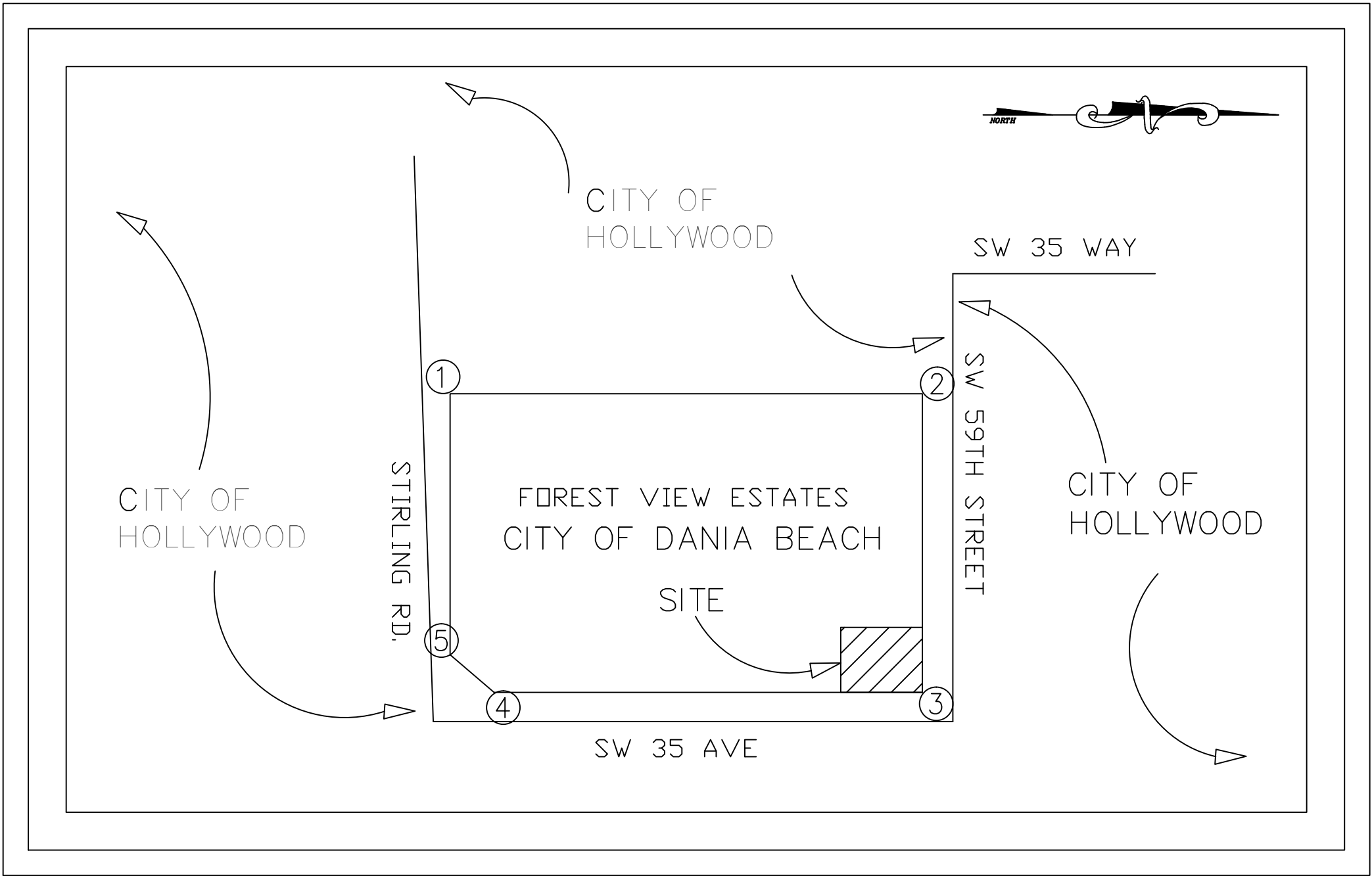
PARCEL "P" FOREST VIEW ESTATES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175 PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "P"; THENCE SOUTH 01° 14' 41" WEST ALONG THE EAST LINE OF SAID PARCEL "P", A DISTANCE OF 121.62 FEET; THENCE NORTH 89° 30' 44" WEST ALONG THE SOUTH LINE OF SAID PARCEL "P", A DISTANCE OF 103.40 FEET;

THENCE NORTH 00° 29' 16" EAST ALONG THE WEST LINE OF SAID PARCEL "P", A DISTANCE OF 116.25 FEET;

THENCE NORTH 87° 34' 05" EAST ALONG THE NORTH LINE OF SAID PARCEL "P", A DISTANCE OF 105.15 FEET;

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA; CONTAINING 12,391 SQUARE FEET (0.289 ACRES) MORE OR LESS.



LOCATION MAP

WITH GPS COORDINATES IN NAD 83
SECTION 31, TOWNSHIP 50S, RANGE 42E
N.T.S.

TABLE OF GPS COORDINATES:
1. N 623666.11, E 920751.27
2. N 624284.80, E 920755.01
3. N 624306.40, E 921237.97
4. N 623708.95, E 921226.34
5. N 623684.51, E 921202.42

SITE AREA BREAKDOWN:

TOTAL SITE = 6.80 AC

BUILDING AREA = 2.03 AC
ROADS / DRIVES = 2.01 AC
TOTAL IMPERVIOUS = 4.04 AC

PERVIOUS AREA = 2.76 AC

DEVELOPER PLAN & ERU REVIEW BROWARD COUNTY/WATER & WASTEWATER ENGINEERING DIVISION

WWS'S APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED ABOVE GROUND STRUCTURES, ASPHALT, PAVING, LANDSCAPING, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRIC CABLE, AND OTHER UTILITY FACILITIES WITHIN RIGHTS-OF-WAY AND EXISTING AND PROPOSED POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS.

WWS NOTES:

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICES (WWS) STANDARDS AND SPECIFICATIONS.

PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED JANUARY 2013.

STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE DESIGN AND RECORD DRAWINGS.

THE VERTICAL DATUM USED FOR THESE DESIGN DRAWINGS IS NGVD 29. THE RECORD DRAWINGS ARE REQUIRED TO BE PRODUCED USING NAVD88.

RECORD DRAWINGS SHALL INCLUDE COLOR PHOTOGRAPHS OF ALL CONNECTIONS TO EXISTING WWS INFRASTRUCTURE AS WELL AS ALL CRITICAL UTILITY CROSSINGS AND WHERE SPECIFICALLY REQUIRED ON DESIGN DRAWINGS. ALL PHOTOGRAPHS INCLUDED IN THE RECORD DRAWINGS WILL ALSO BE PROVIDED TO WWS IN JPEG FORMAT ON CD OR DVD MEDIA. SEE "MINIMUM DRAWING REQUIREMENTS FOR PIPING PROJECTS" FOR THE DETAILS.

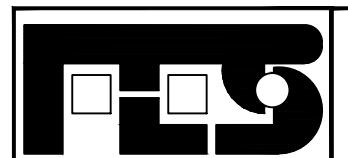
WATER ERU					
TYPE OF USE	UNIT OF MEASURE	NUMBER OF UNITS	ERU'S PER UNIT	NUMBER OF ERU'S	ERU REFERENCE CODE
CLUBHOUSE	EACH	1.000	1.000	1.000	—
WATER TOTAL				1.000	

SEWER ERU					
TYPE OF USE	UNIT OF MEASURE	NUMBER OF UNITS	ERU'S PER UNIT	NUMBER OF ERU'S	ERU REFERENCE CODE
CLUBHOUSE	EACH	1.000	1.000	1.000	—
SEWER TOTAL				1.000	

* WATER METER TALLY / NUMBER OF METERS			
SIZE	5/8"	1"	1 1/2"
DOMESTIC		1	

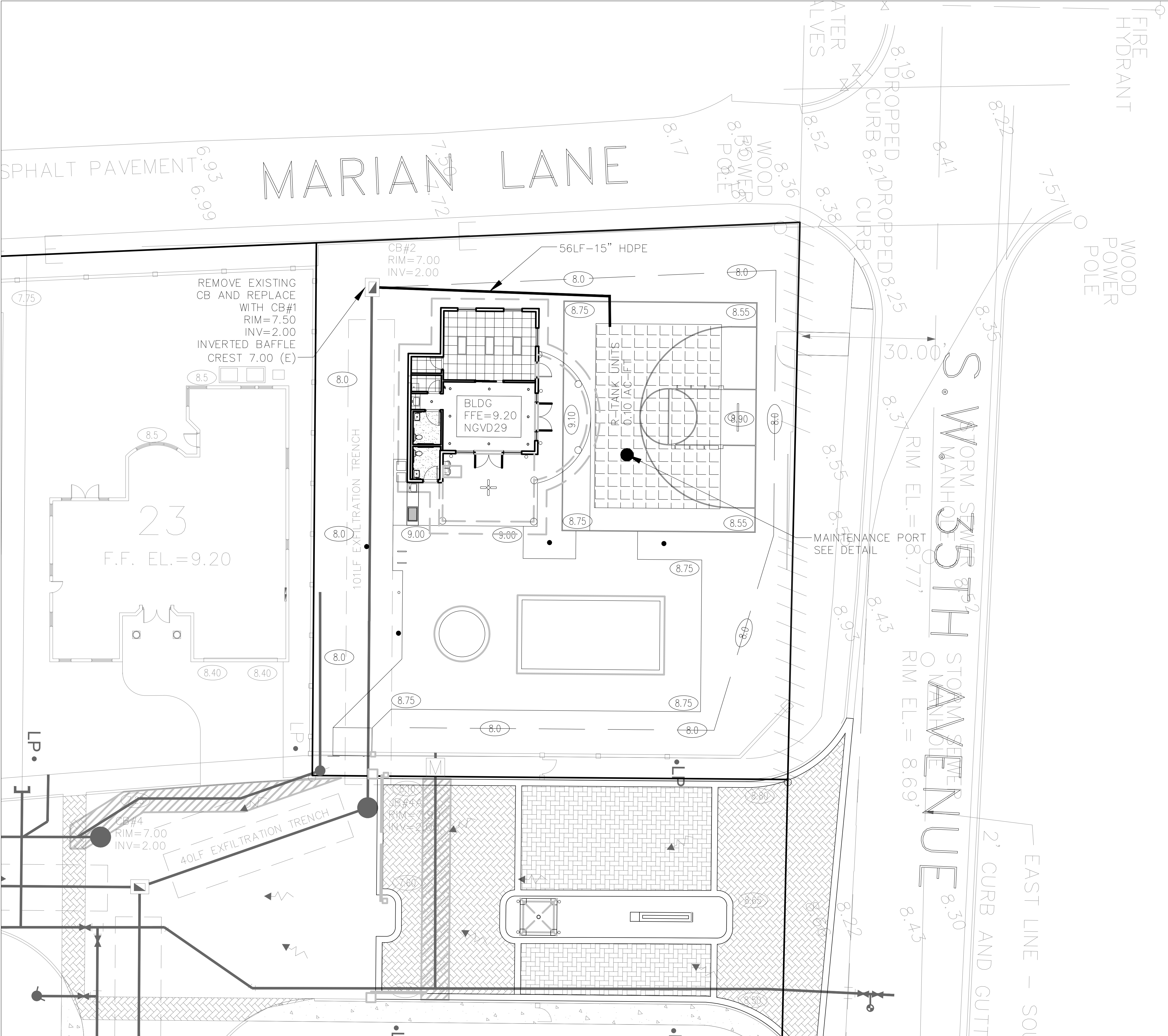
ACCEPTANCE	INITIAL	DATE
ERU REVIEWER CHIEFFDDC		

*BASED ON THE ASSUMPTION THAT 31 SINGLE FAMILY HOMES AND 1 CLUBHOUSE AT THE RECREATIONAL FACILITY ARE PROPOSED TO BE BUILT.

 FLYNN ENGINEERING SERVICES, P.A. CIVIL ENGINEERS	Job No. 04-0457.02 Plot Date 08/31/15 Drawn by DRS Proj. Engr. DRS Appr. by DRS 0 of 6
1512 EAST BROWARD BLVD. SUITE 100 A FT. LAUDERDALE, FL 33301 EB# 6578 PHONE: (954) 522-1004 FAX: (954) 522-7630 www.flynengineering.com	

PROJ. NO 2500

DWG. NO. 0231-73-097



GENERAL PGD NOTES:

1. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED, TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

2. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVEWAY, PROPERTY LINE, OR ROADWAY.

3. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.

STORM DRAINAGE NOTES:

THIS PROPERTY LIES IN FLOOD ZONE X, ELEV. = N/A ON FIRM PANEL 12011C 0562 H, DATED 08/16/14.

BROWARD COUNTY 100 YEAR FLOOD CONTOUR = ELEV. 7.00 NGVD.
BROWARD COUNTY 10 YEAR FLOOD CONTOUR = ELEV. 6.00 NGVD.
BROWARD COUNTY AVERAGE WET SEASON WATER LEVEL = ELEV. 2.00 NGVD.

- LEGEND:**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER METER
 - DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SENSE
 - PROPOSED MANHOLE
 - WATER MAIN
 - SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SIAMENSE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE REMOVED
 - PROPERTY LINE

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

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811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.G.V.D. 29

N.G.V.D. 29

1' = 1'

NA.V.D. 88

NA.V.D. 88 = N.G.V.D. 29 + 1.5'
N.G.V.D. 29 = NA.V.D. 88 + 1.5'

NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT: WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES



FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title

**PAVING, GRADING,
AND DRAINAGE PLAN**

Job Title

**FOREST VIEW ESTATES
RECREATIONAL FACILITY**

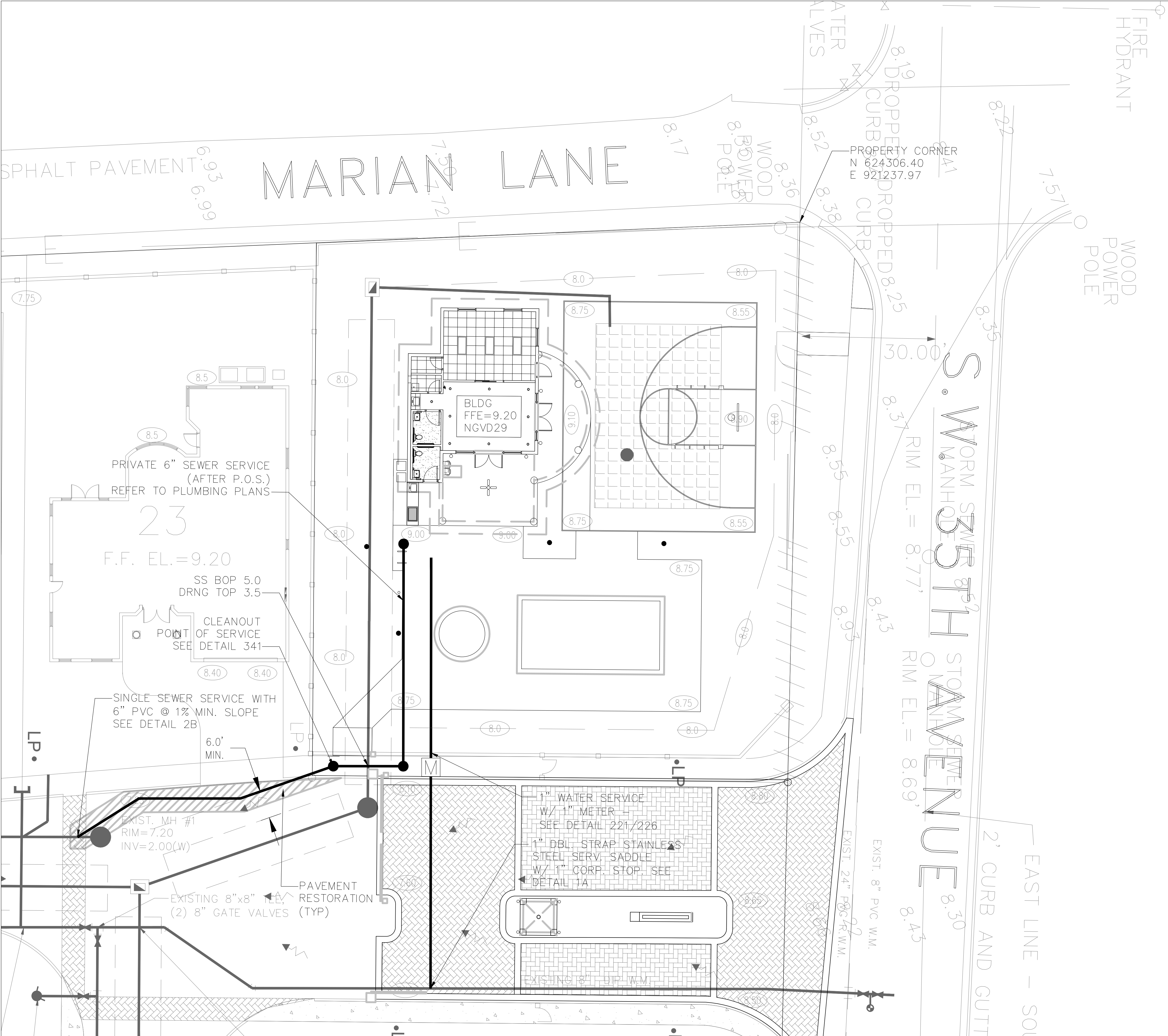
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

Phase:

PERMITTING
DOCUMENTS

Revisions

Scale: 1"=10'	Date 06/02/14
Job No. 04-0457.02	Plot Date 11/28/16
Drawn by DRS	Sheet No. C1
Proj. Mgr. DRS	
Appr. by DRS	1 of 6



- WATER AND SEWER NOTES:**
1. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
 2. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 3. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH BCOES FOR WATER MAIN CONNECTIONS. UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY BCOES PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
 4. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL
 5. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
 6. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
 7. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION, ELEVATION, AND SIZE AND NOTIFY ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

WATER AND SEWER TO BE COVERED BY 34" U.E. OVER ROADWAY WHICH EXTENDS 5' OUTSIDE OF THE EDGE OF PAVEMENT ON EACH SIDE AND WHICH HAS BEEN DEDICATED BY PLAT.

LEGEND:

- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMSE CONNECTION
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- EDGE OF PROPOSED PAVEMENT (ASPHALT)
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- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED
- PROPERTY LINE

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NAVD. 88

NAVD. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = NAVD. 88 + 1.5'

NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND. CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT: WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES



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Sheet Title

WATER AND SEWER PLAN

Job Title

**FOREST VIEW ESTATES
RECREATIONAL FACILITY**

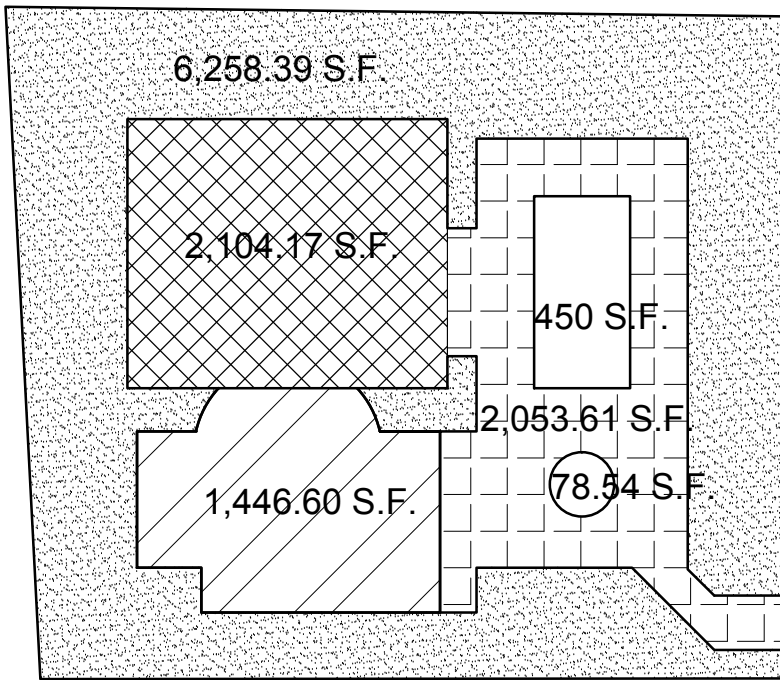
CITY OF DANIA BEACH
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Job No. 04-0457.02	Plot Date 11/28/16
Drawn by DRS	Sheet No. C2
Proj. Mgr. DRS	
Appr. by DRS	2 of 6

E:\Forest View Recreational Facility\Drawings\Phase Submittals\2016 DCD\AS-101.dwg 15:20:17 12/20/16 PM

A SEPARATE BUILDING PERMIT SHALL BE SUBMITTED FOR THE POOL, POOL DECK ,
SITE AND FENCE PER FBC-ADM-107.3



SITE CALCULATIONS

NET ACREAGE	0.284 ACRES (12,391.00 SQ.FT.)	
TOTAL SITE AREA :	12,391.00 SQ.FT.	100.00%
TOTAL PERVIOUS MIN :	4,956.40 SQ.FT.	40%
TOTAL IMPERVIOUS MAX :	7,434.60 SQ.FT.	60%
IMPERVIOUS AREA CALCULATIONS:		
BUILDING FOOT PRINT AREA :	1,446.60 SQ.FT.	23.59%
SWIMMING POOL :	528.54 SQ.FT.	8.62%
DECK :	2,053.30 SQ.FT.	33.48%
PLAYCOURT :	2,104.17 SQ.FT.	34.31%
TOTAL IMPERVIOUS AREA PROVIDED :	6,132.61 SQ.FT.	49.49% (60%)
TOTAL PERVIOUS AREA PROVIDED :	6,258.39 SQ.FT.	50.51% (40%)

SITE INFORMATION:

EXISTING LAND USE (Broward County) : L-5
EXISTING LAND USE (City of Dania Beach) : L-5
EXISTING ZONNING : PRD-1
UTILITIES:
ELECTRIC - FP & L
WATER & SEWER - CITY OF HOLLYWOOD

BUILDING HEIGHT: 19'-4" A.F.G.

SETBACKS:	REQUIRED	PROVIDED
NORTH (REAR SETBACK)	15 FT	16 FT
EAST (FRONT SETBACK)	20 FT	54 FT
SOUTH (SIDE SETBACK)	20 FT	48 FT
WEST (SIDE SETBACK)	5 FT	10 FT.

DEDICATION OF PARK LAND

DEMAND GENERATION RATE :
31 UNITS/ 6.8 ACRES = 4.55 UNITS = 3.0 PERSONS/ DWELLING

DEMAND CALCULATION:
3 ACRES/ 1,000 POP x 31 DWELLING UNITS x 3 PERSON/UNIT =0.279 ACRES
APPRAISED COST OF LAND = \$68,000 - \$35,100 (PREVIOUSLY PAID) = \$32,900

PARKING CALCULATIONS

COMMUNITY FACILITY
PUBLIC ASSEMBLY : 632 S.F. @ 1 PER 1,000 S.F. = 1 PARKING SPACE
297 S.F. @ 7 S.F. = 42.4 / 4 PER SEAT = 11 PARKING SPACES
REQUIRED PARKING = 12 PARKING SPACES

EXISTING FOREST VIEW ESTATE DEVELOPMENT PARKING CALCULATIONS:

REQUIRED : 2.2 PARKING SPACES PER UNIT EXCLUDING GARAGE
31 UNITS = 2.2 x 31 = 68.2 REQUIRED

PROVIDED: 31 MODEL UNITS WITH 2 OFF STREET PARKING PER UNIT
31 x 2 = 62 SPACES + 7 GUEST PARKING SPACES

TOTAL: 69 PARKING SPACES PROVIDED

REQUIRED 74 PARKING SPACES DEFICIENT BY 5 PARKING VARIANCE REQUIRED.
(7 GUEST PARKING SPACES + 5 ADDITIONAL SPACES FOR A TOTAL OF 12 SPACES
FOR THE RECREATIONAL CENTER USE), EXISTING PARKING CONCURRENT WITH
FOREST VIEW ESTATES SITE.

BICYCLE PARKING REQUIREMENT

PUBLIC ASSEMBLY : PER TABLE 265-51
COMMUNITY FACILITY 25% OF 12 AUTOMOBILE SPACES REQUIRED
3 REQUIRED 4 PROVIDED (2 SPACE P/STAND)



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316

T 954.961.6806
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www.synalovskid.com

Manuel Synalovskij, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

REV DATE DESCRIPTION
1 10/30/2014 LDC COMMENTS
2 12/01/16 RE SUBMITTAL

3 SITE DATA

The West 1/2 of the East 1/2 of Lot 1, Block 3, less the portion lying within 53 feet of the South line of Section 31, Township 50 Range 42 and the East 1/2 of the East 1/2 of Lot 1, Block 3 of "REED LAND COMPANY", Plat Book 2, Page 32, of the Public Records of Dade County, Florida. Said lands situate, lying and being in Broward County, Florida.

LESS the following described parcel:
BEGINNING at the intersection of a line 10.00 feet West of, and parallel with, the East line of the Southwest one-quarter (SW 1/4) of Section 31, Township 50 South, Range 42 East, and with a line 10.00 feet North of, and parallel with, the South line of said Section 31;
Thence on an assumed bearing of South 87°47'36" West, along said parallel line, said line being further described as the North Right-of-Way line of Stirling Road, a distance of 158.13 feet;
Thence North 00°58'20" East, along the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of said Tract 1, a distance of 43.07 feet;
Thence North 87°47'36" East, along a line 53.00 feet North of, and parallel with, the South line of said Section 31, a distance of 114.74 feet;
Thence North 44°30'40" East, a distance of 34.28 feet;
Thence North 01°13'55" East, along a line 30.00 feet West of, and parallel with the East line of the Southwest one-quarter (SW 1/4) of said Section 31, a distance of 45.16 feet;
Thence South 88°46'05" East, a distance of 20.00 feet;
Thence South 01°13'55" West, along a line 10.00 feet West of, and parallel with, the East line of said Southwest one-quarter (SW 1/4) of Section 31, a distance of 110.58 feet, to the POINT OF BEGINNING.
LESS the following lands conveyed by Deed recorded in Official Records Book 20186, Page 887, of the Public Records of Broward County, Florida, being more particularly described as follows:

TOGETHER WITH:
That portion of Tract 1 of Block 3 of Section 31, Township 50 South, Range 42 East of "PLAT OF SEC'S 28, 29, 31 AND 32, T. 50S, R. 42E", according to the plat thereof, as recorded in Plat Book 2, at Page 32, of the Public Records of Dade County, Florida, lying within the East 30 feet of the Southwest one-quarter of said Section 31, LESS those lands condemned by Broward County, Florida in Civil Action #80-11613.

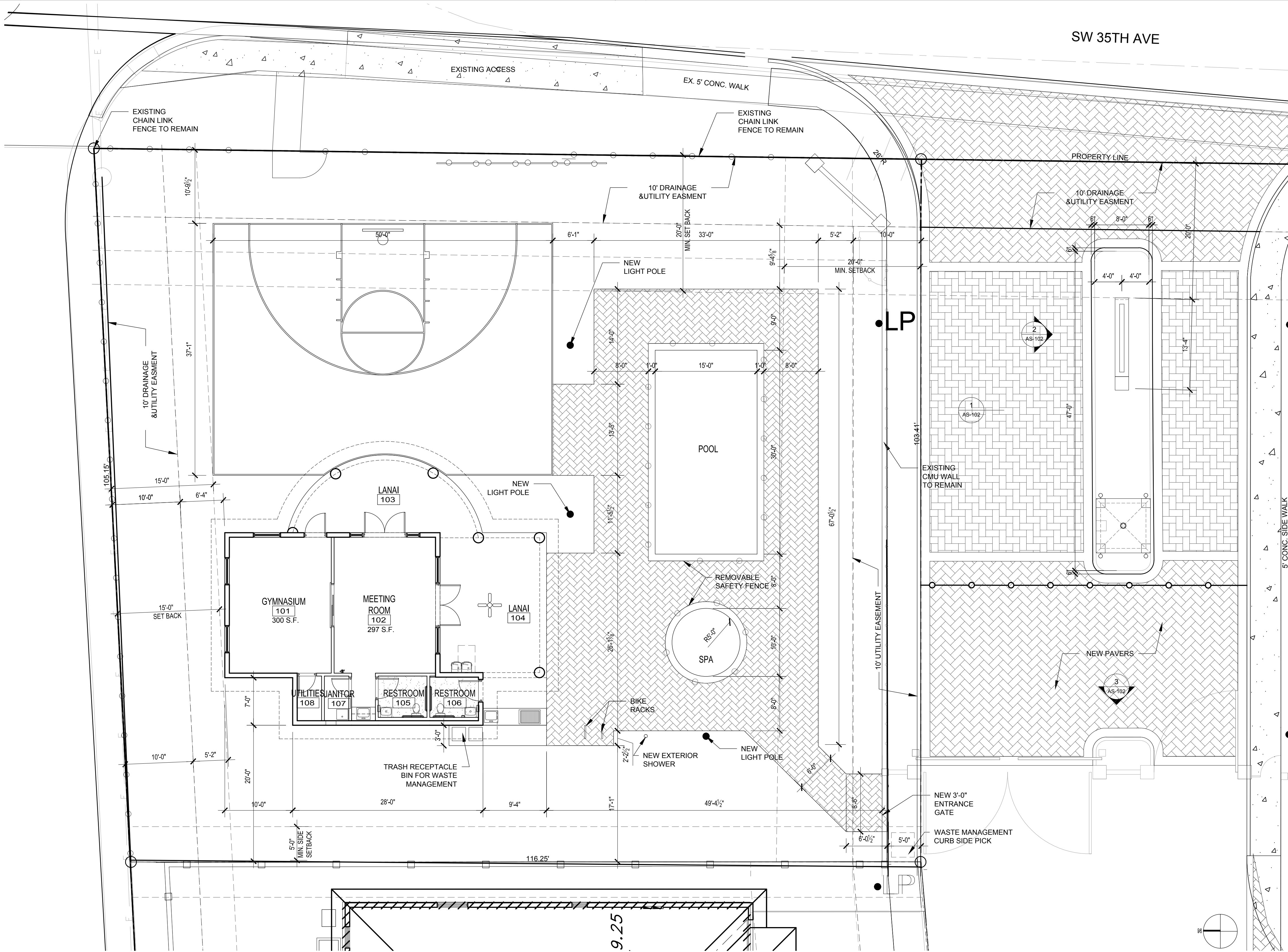
TOGETHER WITH:

The East 1/2 of the West 1/2 of Lot 1, Block 3, "REED LAND COMPANY", according to the plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida. LESS that portion lying within 53 feet of the South line of Section 31, Township 50 South, Range 42 East.
Said land lying in Broward County, Florida.

1 LEGAL DESCRIPTION
SCALE: NTS

5 NOTES

4 SITE CALCULATIONS
SCALE: N.T.S.



2 SITE PLAN
SCALE: 1/8"=1'-0"

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821

DRAWN BY: MO

CHECKED BY: MS

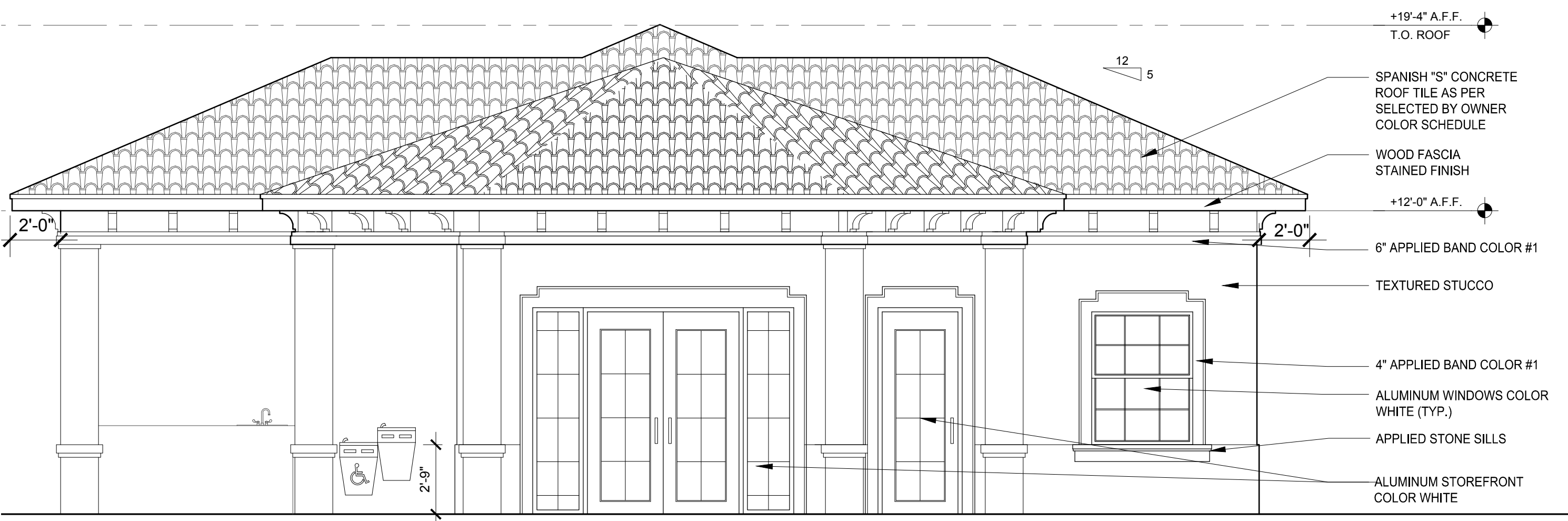
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SHEET TITLE:

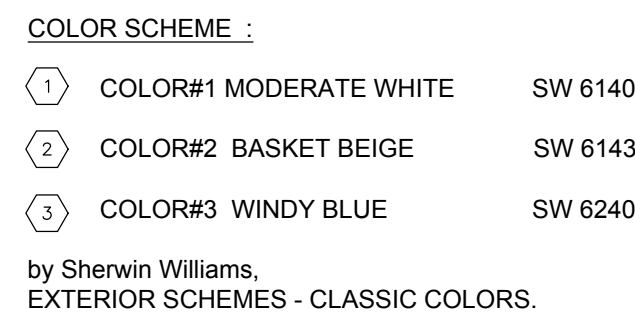
SITE PLAN
SITE DATA

SHEET NUMBER:

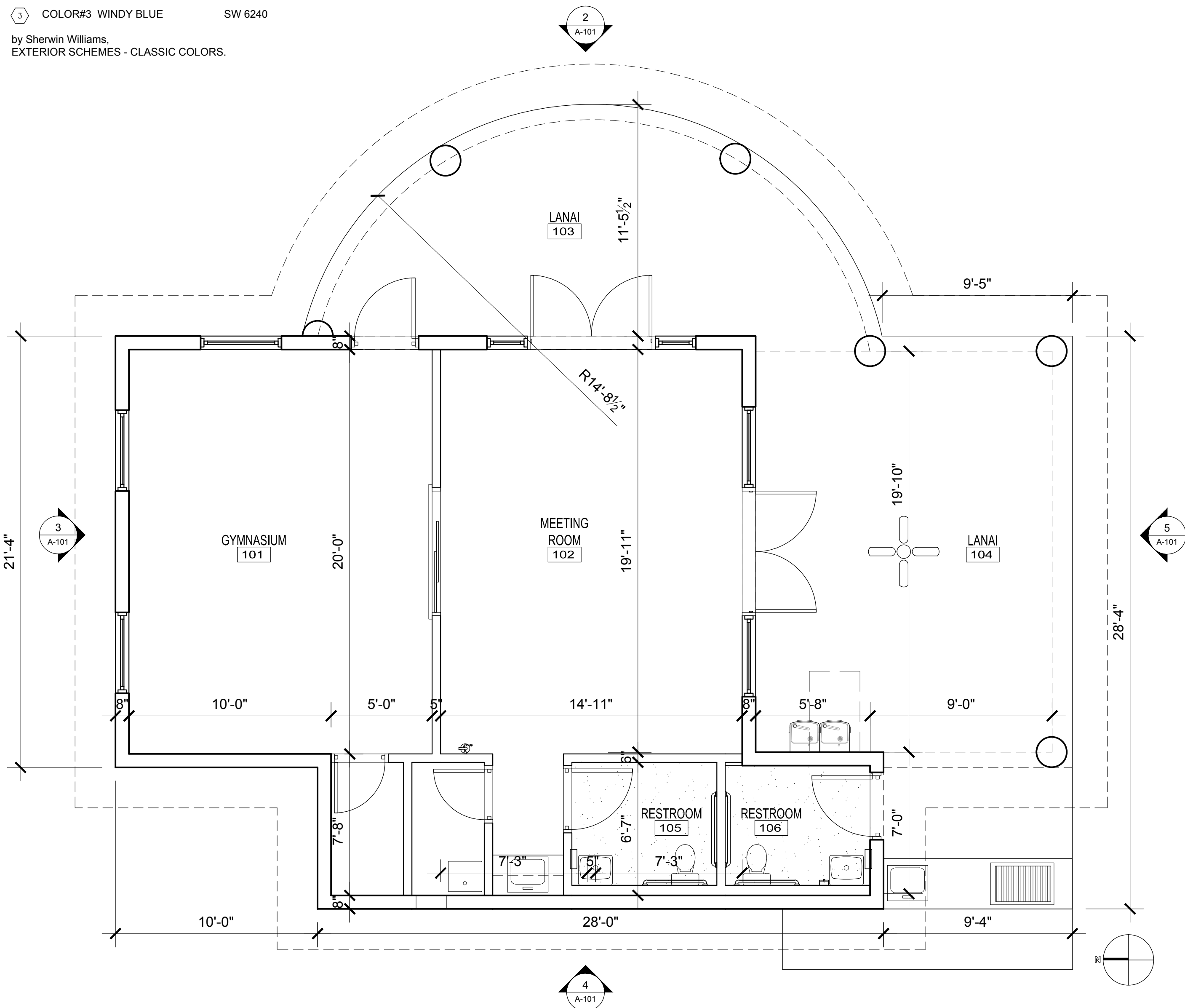
AS-101



5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 | WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

[illegible]

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821
DRAWN BY: MO
CHECKED BY: MS

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FLOOR PLAN & ELEVATIONS

SHEET NUMBER:

A-101

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

[illegible]

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821
DRAWN BY: MO

CHECKED BY: MS

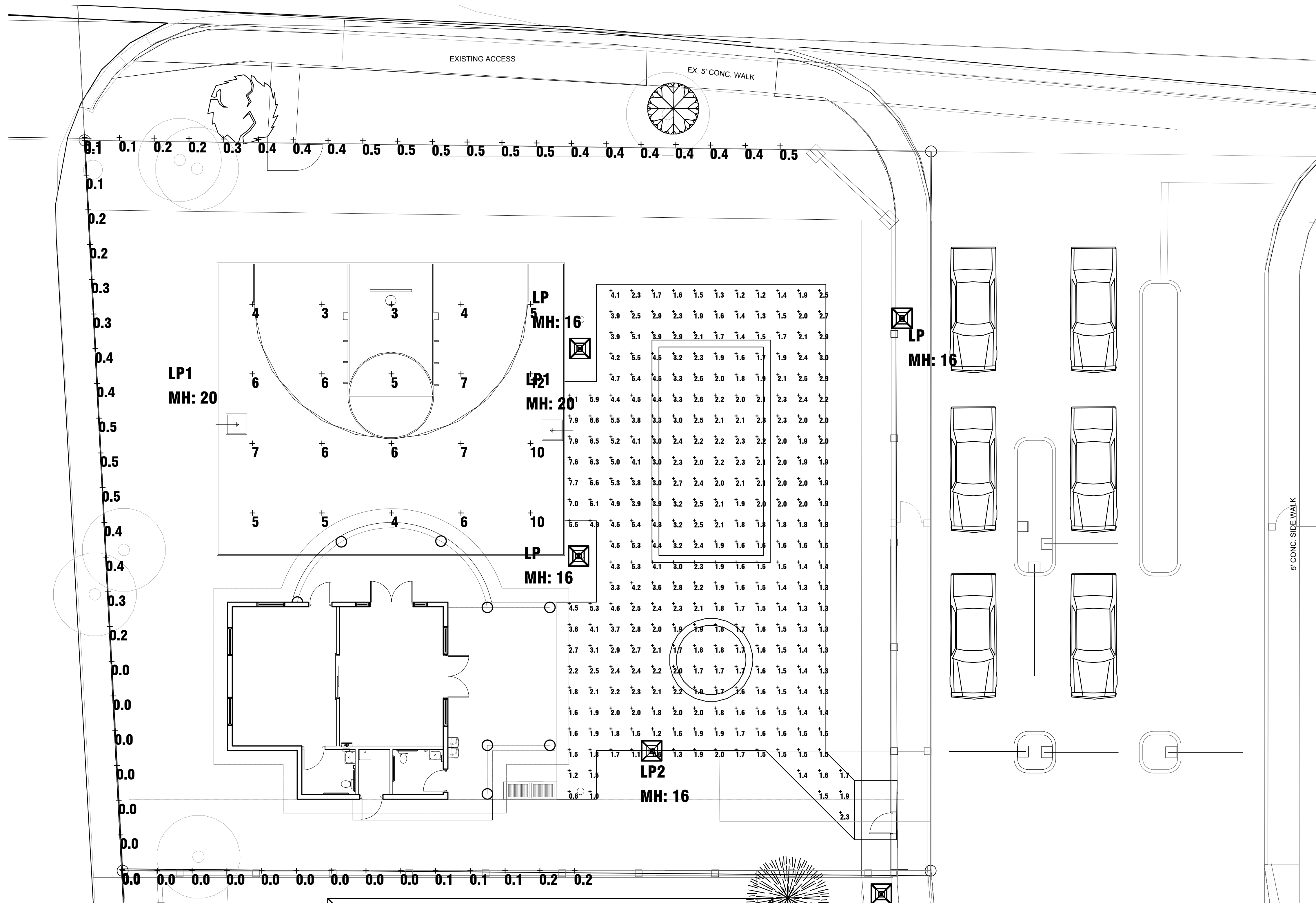
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SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

PH-101



LIGHTING TO BE IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA

Calculation Summary

Project: FOREST VIEW RECREATIONAL FACILITY - SITE - REV 1 HOLLYWOOD, FL 07-23-2014

Label	Avg	Max	Min	Avg/Min	Max/Min
PLAYCOURT	6.05	12	3	2.02	4.00
PROPERTY LINE EAST	0.38	0.5	0.1	3.80	5.00
PROPERTY LINE NORTH	0.22	0.5	0.0	N.A.	N.A.
PROPERTY LINE WEST	0.05	0.2	0.0	N.A.	N.A.
RECREATIONAL FACILITY	2.54	7.9	0.6	4.23	13.17

Luminaire Schedule

Project: FOREST VIEW RECREATIONAL FACILITY - SITE - REV 1 HOLLYWOOD, FL 07-23-2014

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDO	LLF	Lum. Watts	Total Watts
	1	LP2	PHILIPS HADCO V681AT3NG100HE MH: 16' POLE MOUNT A.F.G.	9000	0.850	0.900	0.765	100	100
	2	LP1	PHILIPS GARDCO ECA18-1-FH-400MH MH: 20' POLE MOUNT A.F.G.	14000	0.850	0.900	0.765	455	910
	4	LP	PHILIPS HADCO V681AT3NG175HE MH: 16' POLE MOUNT A.F.G.	13500	0.850	0.900	0.765	175	700

SITE INFORMATION:
EXISTING LAND USE (Broward County) : L-5
EXISTING LAND USE (City of Dania Beach) : L-5
EXISTING ZONING E-1 / R-M(5) PROPOSED REZONNING TO: PUD-B
UTILITIES:
ELECTRIC - FP & L
WATER AND SEWER - CITY OF HOLLYWOOD
GROSS ACREAGE = 341,985.18 SQ.FT. (7.85) ACRES

L-5 MAXIMUM PERMITTED DENSITY: 5 UNITS PER ACRE= 5 UNITS X 7.85 ACRE= 39.25 UNITS
PUD-B MAXIMUM PERMITTED DENSITY: 10 UNITS PER ACRE= 10 units x 7.85 acre =78.50 UNITS

UNITS PROPOSED: 31

SITE CALCULATIONS

NET ACREAGE : 6.80 ACRES

TOTAL SITE AREA : (6.80 ACRES) 296,326 SQ.FT. 100.00
MIN. TOTAL PERVIOUS AREA : 120,636 SQ. FT. 40.71%
MAX. TOTAL IMPERVIOUS AREA : 175,690 SQ. FT. 59.29%

MAX. BUILDING COVERAGE ALLOWED :

119,694 SQ.FT. = 35% OF GROSS AREA

COVERAGE FOR MODEL UNIT: 2290 SQ. FT.

2,290 SQ.FT.X 27 LOTS = 61,380 SQ.FT.

ESTIMATED COVERAGE FOR CUSTOM UNIT: 3,000 SQ. FT.

3,000 SQ.FT.X 8 LOTS = 24,000 SQ.FT.

61,380 SQ.FT.+ 24,000 SQ.FT.= 85,380 SQ.FT.= COVERAGE 25%

PARKING DATA:

2. 2 PARKING SPACES PER UNIT EXCLUDING GARAGE

31 UNITS= 2.2 X 31= 68.2

31 MODEL UNITS WITH 2 OFF-STREET PARKING PER UNIT= 31 X 2=62

7 GUEST PARKING SPACES.

62+ 7= 69 PARKING SPACES PROVIDED

1 SITE INFORMATION

LEGAL DESCRIPTION:

The West 1/2 of the East 1/2 of Lot 1, Block 3, less the portion lying within 53 feet of the South line of Section 31, Township 50 Range 42 and the East 1/2 of the East 1/2 of Lot 1, Block 3 of "REED LAND COMPANY", Plat Book 2, Page 32, of the Public Records of Dade County, Florida. Solid lands situate, lying and being in Broward County, Florida, LESS the following described parcel:

BEGINNING at the intersection of a line 10.00 feet West of, and parallel with, the East line of the Southwest one-quarter (SW 1/4) of Section 31, Township 50 South, Range 42 East, and with a line 10.00 feet North of, and parallel with, the South line of said Section 31; Thence on an assumed bearing of South 87°47'36" West, along said parallel line, said line being further described as the North Right-of-Way line of Stirling Road, a distance of 158.13 feet; Thence North 00°58'20" East, along the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of said Tract 1, a distance of 43.07 feet; Thence North 87°47'36" East, along a line 53.00 feet North of, and parallel with, the South line of said Section 31, a distance of 114.74 feet; Thence North 44°30'46" East, a distance of 34.28 feet; Thence North 01°13'55" East, along a line 30.00 feet West of, and parallel with the East line of the Southwest one-quarter (SW 1/4) of said Section 31, a distance of 45.16 feet; Thence South 88°46'05" East, a distance of 20.00 feet; Thence South 01°13'55" West, along a line 10.00 feet West of, and parallel with, the East line of said Southwest one-quarter (SW 1/4) of Section 31, a distance of 110.58 feet, to the POINT OF BEGINNING.

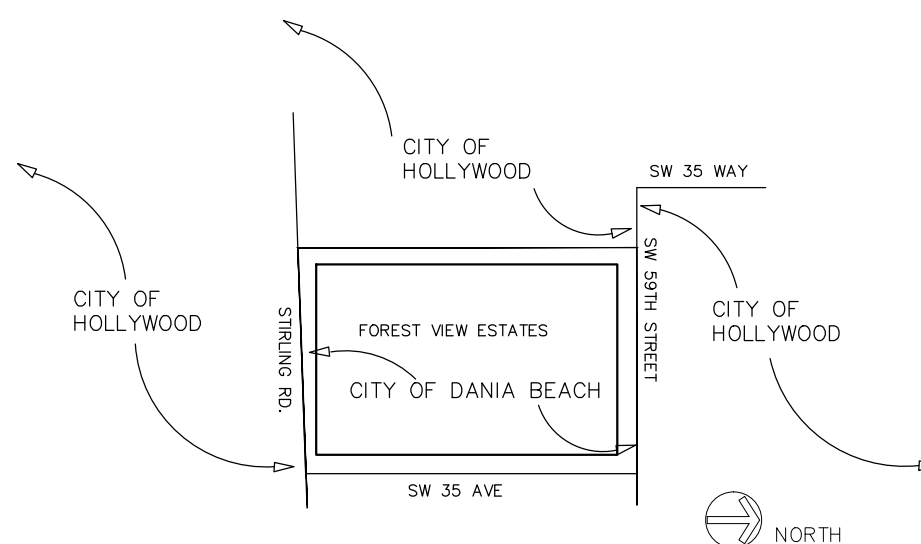
LESS the following lands conveyed by Deed recorded in Official Records Book 20186, Page 857, of the Public Records of Broward County, Florida, being more particularly described as follows: That portion of Tract 1 of Block 3 of Section 31, Township 50 South, Range 42 East of "PLAT OF SEC'S 28, 29, 31 AND 32, 150S, R42E", according to the plat thereof, as recorded in Plat Book 2, at Page 32, of the Public Records of Dade County, Florida, lying within the East 30 feet of the Southwest one-quarter of said Section 31, LESS those lands condemned by Broward County, Florida in Civil Action #80-11613.

TOGETHER WITH:

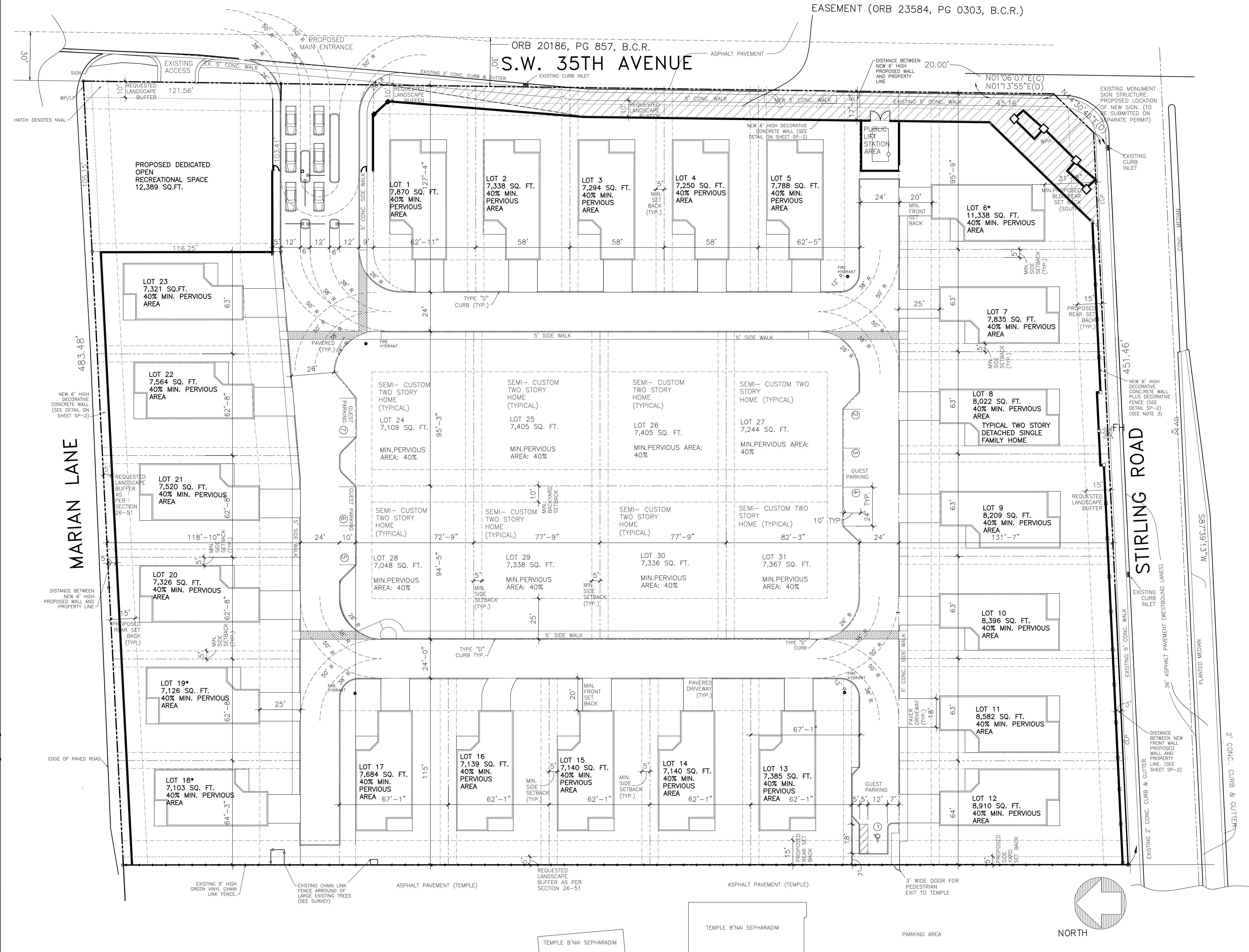
The East 1/2 of the West 1/2 of Lot 1, Block 3, "REED LAND COMPANY", according to the plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida, LESS that portion lying within 53 feet of the South line of Section 31, Township 50 South, Range 42 East.

Solid land lying in Broward County, Florida.

2 LEGAL DESCRIPTION



3 MUNICIPAL LIMITS



4 PROPOSED MASTER PLAN

SCALE: 1"= 30'



Architecture • Planning • Interior Design

SYNALOVSKI
GUTIERREZ ROMANIK
ARCHITECTS, INC.

3950 North 46th Avenue
Hollywood, FL 33021

Telephone 954.961.6806
Facsimile 954.961.6807
stars@synalovskigutierrez.com

REVISIONS	BY
1 STAFF COMMENTS 04-12-04	MSC
2 STAFF COMMENTS 05-21-04	MSC
3 STAFF COMMENTS 06-18-04	MSC
4 STAFF COMMENTS 08-17-04	MSC
5 STAFF COMMENTS 09-10-04	MSC
6 STAFF COMMENTS 09-24-04	MSC
7 STAFF COMMENTS 10-07-04	MSC

LICENSE NO.
AA 0002708

SINGLE FAMILY RESIDENCE DEVELOPMENT
FOREST VIEW ESTATES
STIRLING ROAD & N.W.35 AVE
CITY OF DANIA BEACH
FLORIDA

PROJECT NAME

MASTER PLAN

SHEET TITLE

DRAWN MSC
CHECKED MS
DATE 01/20/2004
SCALE 1"= 30'-0"
JOB. NO. 385-04-002
SHEET

MA-1

1 OF 6 SHEETS

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Douglas Hasty 4908 Schooner Drive Fort Lauderdale, FL 33312-5212 305-632-1994 – Cell 305-348-2459 – Work douglashasty@gmail.com	January 24, 2017	November 2016 through November 2018	James
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 10, 2017	November 2016 through November 2018	James
Karen Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-445-0390 rickeyswingstwo@aol.com	January 24, 2017	November 2016 through November 2018	James
Chris Christianson 5815 SW 39 th Way Dania Beach, FL 33312-6254 954-444-8393 cchristianson2006@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino
Dean Harley 606 NW 8 th Street Dania Beach, FL 33004-2320 513-652-5140 ddharley@broward.org	January 24, 2017	November 2016 through November 2018	Salvino
Richard Ramcharitar 4620 SW 42 nd Terrace Dania Beach, FL 33314 786-423-1646 786-423-1906 fllqsc@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Betty Sokol 609 NW 10 th Street Dania Beach, FL 33004 954-925-9441 bettrysokol@att.net	November 18, 2014	November 2014 through November 2016	Jones
Micheline Peacock 60 Cat Cay Court Dania Beach, FL 33004 954-929-0775 954-309-6931 – Cell peacockm60@comcast.net	April 14, 2015	November 2014 through November 2016	Jones
		November 2016 through November 2018	Harris
Randy Wright 4391 SW 34 th Lane Ft. Lauderdale, FL 33312 954-983-6920 rcwpaw@juno.com	November 21, 2016	November 2016 through November 2018	Brandimarte
Gary Luedtke 4461 SW 34 Drive Fort Lauderdale, FL 33312-5513 gluedtke@gmail.com	January 10, 2017	November 2016 through November 2018	Brandimarte
William Prescott 315 SE 11 th Terrace Dania Beach, FL 33004 954-471-8833	January 24, 2017	November 2016 through November 2018	Brandimarte
Keith Roberts 4417 SW 27 th Terrace Dania Beach, FL 33312 954-309-5555 bkars2020@aol.com	November 21, 2016	November 2016 through November 2018	Grace

AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Bruce Hannover 617 NE 2nd Place Dania Beach, FL 33004 954-920-3563 bruceh8552@aol.com	November 21, 2016	November 2016 through November 2018	Grace
Oswaldo "Rick" Romero 75 Gulfstream Road, Unit #106B Dania Beach, FL 33004 305-962-4114 786-206-0040 – Work rromerofinance@gmail.com	November 21, 2016	November 2016 through November 2018	Grace

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Batia Dayan 3774 SW 49 th Place Ft. Lauderdale, FL 33312 954-792-8211 – Work 917-755-5552 – Cell learnandsmile@yahoo.com	January 10, 2017	November 2016 through November 2020	Brandimarte
Sabrina V. Wilson 107 NW 14th Avenue Dania Beach, FL 33004 954-643-9362 954-921-0422 Bri317@yahoo.com	November 21, 2016	November 2016 through November 2018	James
Kayla Gardner 609 SW 1st Street Dania Beach, FL 33004 Klove23g@yahoo.com	November 21, 2016	November 2016 through November 2018	James
Bonnie Carlton 520 SE 12 th Street # 306 Dania Beach, FL 33004 954-629-6006 (Cell) 954-920-8847 (Home) Bcarlton917@gmail.com	November 21, 2016	November 2016 through November 2018	Salvino
Diana Curry 113 NW 11 th Avenue Dania Beach, FL 33004 954-923-7516 dcurry@aol.com	January 27, 2015	November 2014 through November 2018	Grace
Bettie H. Ellis 143 NW 7 th Avenue Dania Beach, FL 33004 954-927-8611 bettie0320@aol.com	February 26, 2013	February 2013 through November 2016	Jones

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Creighton J. Baker 1302 SW 2 Avenue Dania Beach, FL 33004 954-923-8900 – Work 954-931-8815 – Cell crady@securitystatewide.com	March 12, 2013	February 2013 through employment of City Manager	City Manager
Principal Tracey Jackson 754-323-5150 tracy.jackson@browardschools.com Assistant Principal Maureen Keenan maureen.keenan@browardschools.com		February 2013 through	Ex-Officio Collins Elementary School
Principal Lewis Jackson 754-323-5350 lewis.jackson@browardschools.com Assistant Principal Leslie Phillips leslie.phillips@browardschools.com		February 2013 through	Ex-Officio Dania Beach Elementary School
Principal Valerie Harris 754-323-3800 valerie.harris@browardschools.com		February 2013 through	Ex-Officio Olsen Middle School
		February 2013 through	Ad-Hoc

GENERAL EMPLOYEES PENSION BOARD MEMBERSHIP

Thursday, February 16, 2017

Name/Address Phone Number	Date Appointed	Term	Position
		June 22, 2016 through June 22, 2018	Commission Appointment
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954-927-7161 954-478-0653 luis@stagedrightevents.com	March 22, 2016	March 22, 2015 through March 22, 2017	Commission Appointment
		November 2016 through November 2018	Commission Representative
Leo Williams 8761 NW 10 th Street Pembroke Pines, FL 33024 954-651-5031 leosupt@aol.com	September 30, 2015	June 21, 2015 through June 21, 2018	Employee Elected
Jose Urtecho 5050 SW 29 th Avenue Dania Beach, FL 33312 954-651-5039 jurtecho@ci.dania-beach.fl.us	July 22, 2016	June 21, 2016 through June 21, 2019	Employee Elected

**GREEN ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Mimi Donly 354 SE 6 th Street Dania Beach, FL 33004 954-923-2127 954-294-1700 (C) bodonly@aol.com	December 9, 2014	November 2014 through November 2018	Salvino
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@corelogic.com	January 24, 2017	November 2016 through November 2020	Brandimarte
		November 2016 through November 2020	James
Patricia Chukerman 545 SE 4 th Court Dania Beach, FL 33004 954-552-9996 (C) 954-929-8289 (H) bykermom@me.com	November 21, 2016	November 2016 through November 2020	Harris
Charlene Alvarez 580 SE 13 th Street, #203 Dania Beach, FL 33004 954-548-1291 954-548-1576 Charlene3w2@gmail.com	September 27, 2016	November 2014 through November 2018	Grace
Gloria Grace 50 NW 13 th Avenue Dania Beach, FL 33004 954-296-7703 Ggrace822@aol.com	December 9, 2014	November 2014 through November 2018	Alternate

**GREEN ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Isaac Gathers 259 NW 12 th Court Dania Beach, FL 33004	November 18, 2014	November 2014 through November 2018	Alternate
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**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Antony Thackham 705 NW 8 th Street Dania Beach, FL 33004 954-214-6136 tonythackham@comcast.net	November 21, 2016	November 2016 through November 2018	Salvino
Glenn Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-393-9318 754-263-7354 glenn.harrington@lmppro.com	January 24, 2017	November 2016 through November 2018	Salvino
Joe White 4541 SW 27 Terrace Dania Beach, FL 33312 954-873-5300 captjoewhite@aol.com	December 13, 2016	November 2016 through November 2018	Salvino
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	January 10, 2017	November 2016 through November 2018	Brandimarte
Arthur J. Perseo 141 SE 3 rd Avenue, #305 Dania Beach, FL 33004 954-925-7023 (H) 954-328-2471 (Cell) artster14@yahoo.com	January 10, 2017	November 2016 through November 2018	Brandimarte
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@att.net cstokrocki@hotmail.com	January 10, 2017	November 2016 through November 2018	Brandimarte

**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Brenda Blackmon 718 SW 4 th Street Dania Beach, FL 33004 954-536-3896 lulaponell@aol.com	November 18, 2014	November 2014 through November 2016	Jones
Linda Barber 75 Gulfstream Road, Apt. 305 Dania Beach, FL 33004	December 13, 2016	November 2016 through November 2018	James
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 24, 2017	November 2016 through November 2018	James
		November 2016 through November 2018	James
Gregory Galyo 4496 SW 37 Avenue Fort Lauderdale, FL 33312 904-476-7252 954-397-1112 ggalyo@gmail.com	January 24, 2017	November 2016 through November 2018	Grace
Ronald Brozic 634 NE 3 rd Street Dania Beach, FL 33004 954-923-6632 954-602-0592 rbrozic@bellsouth.net	December 13, 2016	November 2016 through November 2018	Grace

**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Clive Taylor 642 NE 3 rd Street Dania Beach, FL 33004 954-923-4439 (Home) 954-830-8855 (Cell) cetriumph@aol.com	November 21, 2016	November 2016 through November 2018	Grace
Peggy McKenna 34 SE 10 th Terrace Dania Beach, FL 33004 954-937-3168 peggybree@webtv.net	January 24, 2017	November 2016 through November 2018	Harris
Sheldon Snyder 3061 Cove Drive Ft. Lauderdale, FL 33312 954-635-3152 eileenmeano@gmail.com	January 24, 2017	November 2016 through November 2018	Harris
		November 2016 through November 2018	Harris

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Thursday, February 16, 2017

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Lori Lewellen 4541 SW 27 Terrace Dania Beach, FL 33312 954-224-2290 LLewe10417@aol.com	December 13, 2016	November 2016 through November 2018	Salvino
Samantha Christianson 5815 SW 39 th Way Dania Beach, FL 33312-6254 954-552-7524 SFC924@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino
Jeff Hansen (24 NE 1 st Avenue) PO Box 1597 Dania Beach, FL 33004 954-929-9334 hlwdcahoot@aol.com	November 21, 2016	November 2016 through November 2018	James
Sabrina V. Wilson 107 NW 14th Avenue Dania Beach, FL 33004 954-643-9362 954-921-0422 Bri317@yahoo.com	November 21, 2016	November 2016 through November 2018	James
Clare M. Frost 642 NE 3rd Street Dania Beach, FL 33004 954-923-4439 305-924-4682 treeacat@aol.com	February 14, 2017	November 2016 through November 2018	Harris
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	November 18, 2014	November 2014 through November 2016	Jones

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Thursday, February 16, 2017

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Jimmie Peterman 717 SW 4 th Terrace Dania Beach, FL 33004 954-925-2417 jimmiepeterman@comcast.net	January 24, 2017	November 2016 through November 2018	Brandimarte
Debra M. McElyea 137 SE 2 nd Court Dania Beach, FL 33004 954-920-6869 (Home) 954-931-5868 (Cell)	February 14, 2017	November 2016 through November 2018	Brandimarte
Veronica Larkins 211 NW 12 th Avenue Dania Beach, FL 33004	November 21, 2016	November 2016 through November 2018	Grace
A. Ivie Cure 209 NW 14 th Court Dania Beach, FL 33004 954-927-0650 954-558-2775 (Cell)	November 21, 2016	November 2016 through November 2018	Grace

**PLANNING & ZONING BOARD
MEMBERSHIP
Thursday, February 16, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2016 through November 2018	James
Kenya J. Peterman 732 SW 2 nd Place Dania Beach, FL 33004 954-699-8470 954-251-1398 754-322-6362 (W) mrssunshine01@yahoo.com	January 24, 2017	November 2016 through November 2018	Salvino
David Nuby, Jr. P.O. Box 1214 Dania Beach, FL 33004 954-275-2579 davidnuby@aol.com	November 21, 2016	November 2016 through November 2018	Harris
		November 2016 through November 2018	Grace
Lori Lewellen 4541 SW 27 th Terrace Dania Beach, FL 33312 954-224-2290 Llewe10417@aol.com	November 21, 2016	November 2016 through November 2018	Brandimarte
W. Quin Robertson, Phd., GISP 805 Natures Cove Road Dania Beach, FL 33004 732-423-0039 william.robertson@CBI.com	December 13, 2016	November 2016 through November 2018	Alternate
Jason Wilson 75 Gulfstream Road, Apt. 309 Dania Beach, FL 33004 954-937-9656 954-680-6533 Jwilson100@gmail.com	December 13, 2016	November 2016 through November 2018	Alternate

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Thursday, February 16, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Carolyn Jones 722 SW 3 rd Street Dania Beach, FL 33004 954-920-0727 (H) 754-323-3033 (W)	March 16, 2015	March 2015 through March 2019	9 th Member Selected by Board Secretary
David Nuby, Jr. 401 SW 12 Avenue P.O. Box 1214 Dania Beach, FL 33004 954-275-2579 754-321-2320 Work davidnuby@aol.com	March 10, 2015	March 2015 through March 2019	Commission Appointment
Rae Sandler 810 NW 7 th Avenue Dania Beach, FL 33004 954-649-0396 raesandler@bellsouth.net	March 10, 2015	March 2015 through March 2019	Commission Appointment
Roger Handevitd 206 SE 3 rd Place Dania Beach, FL 33004 954-258-9915	March 10, 2015	March 2015 through March 2019	Commission Appointment
		March 2015 through March 2019	Commission Representative
Todd Lleras 8001 NW 125 Terrace Parkland, FL 33076 954-274-8333 Cell 954-775-0769 Home tlлерas@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee
Todd Neal 500 SW Siesta Way Stuart, FL 34994 772-341-4704 Cell tneal44@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Thursday, February 16, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Larry Rogers 100 W. Dania Beach Boulevard Dania Beach, FL 33004 954-926-2400	March 16, 2015	March 2015 through March 2019	Police Department Employee
Richard Tarrant 9213 Arborwood Circle Davie, FL 33328 Cfa110205@comcast.net	March 16, 2015	March 2015 through March 2019	Police Department Employee