

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

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Special Event Request from Marine Industries Association of South Florida for their "21st Annual Plywood Regatta" to be held on April 1-2, 2017, at the north end of the Marina from 8:00 a.m. - 6:00 p.m. on Saturday and from 8:00 a.m. - 4:00 p.m. on Sunday. The applicant is requesting waiver of parking fees for volunteers.

4. PROCLAMATIONS

- 1. Women's History Month - Commissioner Grace

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 28, 2017 City Commission Meeting
Approve Minutes of March 1, 2017 Abatement Hearing

2. Travel Requests:

Request from Assistant Finance Director Adam Segal to attend the Government Finance Officers Association 2017 Annual Conference in Denver, Colorado, from May 20-24, 2017 (Estimated cost \$1,504.41)

Request from Controller Yeimy Guzman to attend the Florida Government Finance Officers Association 2017 Leadership Conference in Orlando, Florida, from April 2-7, 2017 (Estimated cost \$2,718.48)

3. RESOLUTION NO. 2017-021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A ONE (1) YEAR RENEWAL OF THE EXISTING AGREEMENT WITH LIMOUSINES OF SOUTH FLORIDA, INC., FOR PUBLIC TRANSPORTATION SERVICES, WHICH SERVICES SHALL NOT EXCEED THE AMOUNT OF TWO HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$222,500.00) FOR THE RENEWAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2017-022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS, FOR SURVEILLANCE SYSTEM CAMERA MAINTENANCE AND REPAIRS PURCHASED FROM AMC SURVEILLANCE CAMERA & ELECTRONICS, INC. FOR FISCAL YEAR 2016-2017, ENDING SEPTEMBER 30, 2017, INCLUSIVE OF EXISTING PURCHASES AND POTENTIAL FUTURE REPAIRS THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) FOR A CURRENT AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000.00); PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. 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. **(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. **(SECOND 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.
(SECOND READING)

4. RESOLUTION NO. 2017-023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-122-16) SUBMITTED BY BK STERLING INVESTMENT, LLC FOR PROPERTY LOCATED AT 1800 STIRLING ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2017-024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE VARIANCE REQUEST (VA-08-17) SUBMITTED BY GREENSPOON MARDER ON BEHALF OF THE PROPERTY OWNER, BK STERLING INVESTMENT, LLC, FOR 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 RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2017-025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-65-16) SUBMITTED BY THE APPLICANT, BATIA DAYAN, ON BEHALF OF THE PROPERTY OWNER 4760 LLC, FOR PROPERTY LOCATED AT 4760 SW 42 TERRACE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

1. City Commission Summer Break - City Clerk
2. Discussion on discontinuing Abatement Hearings - Commissioner Salvino

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. General Employees Pension Board
1 Commission Appointment
1 Commission Representative
3. Green Advisory Board
Mayor James - 1 appointment
4. Marine Advisory Board
Mayor James - 1 appointment
5. Planning and Zoning Board
1 Alternate Appointment
6. Police and Fire Pension Board
1 Commission Representative

13. ADMINISTRATIVE REPORTS

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

Tuesday, March 28, 2017 - 7:00 p.m.
Tuesday, April 25, 2017 - 7:00 p.m.

City Commission Meeting
City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event Application

Continued from:

Requested Action (Identify appropriate Action or Motion)

Approve Special Event Request for 21st Annual Plywood Regatta

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
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Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Special Event Application, Site Plan, Memo to Commission, Fire Marshal's Review



City of Dania Beach

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

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

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

Event Name, Date, and Time:

21st Annual Plywood Regatta

*Brief Description of the Event:

Two day boat building event that introduces youth & community to the craft of boat building & the marine industry. Annual fundraiser for Marine Industry education programs in South Florida

Address/Location of Event: 101 N. Beach Road - North end of Dania Bch Marina

Event Coordinator: Nicole Hoeckstra

Telephone #1: 954-524-2733

E-mail Address:

nicole@miasf.org

Telephone #2: 954-326-0677

Fax:

Additional Contact Person for the Event: Patience Cohn

Telephone #1: 954-524-2733

E-mail Address:

patience@miasf.org

Telephone #2: 954-826-8359

Fax:

Organization or Sponsor of Event: Marine Industries Association of South Florida (MIA SF)

Address: 2312 S. Andrews Avenue

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

Telephone: 954-524-2733

Fax:

Cell:

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

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

Marine Industries Association of South Florida, Inc.

Date of Incorporation: 1967

State of Incorporation: Florida

Federal ID #: 59-1172985

Authorizing Official for the Organization: Danielle Butler

Telephone #1: 954-745-0799

E-mail Address:

dbutler@luxurylawgroup.com

Telephone #2: 786-543-1141

Authorizing Official for the Organization: David Reed

Telephone #1: 954-525-0029 E-mail Address: davide@the-titton.com
Telephone #2: _____

*Property Owner: City of Dania Beach

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

Is the letter attached? ☐ Yes ☒ No

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

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

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

If so, Indicate the city location of last event: 101 N. Beach Road

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

Number of Expected Daily Attendants: 300 (BSO or Fire Details may be required - refer to page 6)

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	April 1 st	8:00am	6:00pm	10
Sunday	April 2 nd	8:00am	4:00pm	8

Anticipated Date and Time to Begin Set-Up: Friday, March 31st at 8:00am

Anticipated Date and Time for Completion of Break-Down: Monday, April 3rd at 1:00pm

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

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

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

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

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

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

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

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

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

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

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

*Will electricity be required for this event?

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

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

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

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

Please indicate the type (Band, DJ, Live Performers, etc.): Microphone & Speakers for announcements

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	April 1st	8:00am	6:00pm	10
Sunday	April 2nd	8:00am	4:00pm	8

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

*Please note Fire Extinguisher Requirement in the next question.

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

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

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

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

Please specify: one food truck on-site

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

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

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

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

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

Food Truck (same as last year)

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

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

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

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

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

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

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

If Yes, Please Specify Types of Alcohol to be Sold: ☒ N/A ☐ Beer ☐ Wine ☐ Liquor

☐ Mixed Drinks ☐ Other: _____

If alcohol is being served, please indicate how the beverages will be served: ☒ N/A

☐ Draft Truck ☐ Cold Plate ☐ Mini-Bar ☐ Beer Tub ☐ Table Service

Other: _____

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

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

☐ Mixed Drinks ☐ Other: _____

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

Please Specify: _____

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

☐ Yes ☒ No

*If yes, please describe: _____

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

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

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

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

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

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

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

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

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

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

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

If so, How many? 2 ☐ N/A

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

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

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

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

If yes, please explain: _____

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

MIASE contracts with a private security company for this event.

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$71.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

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

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

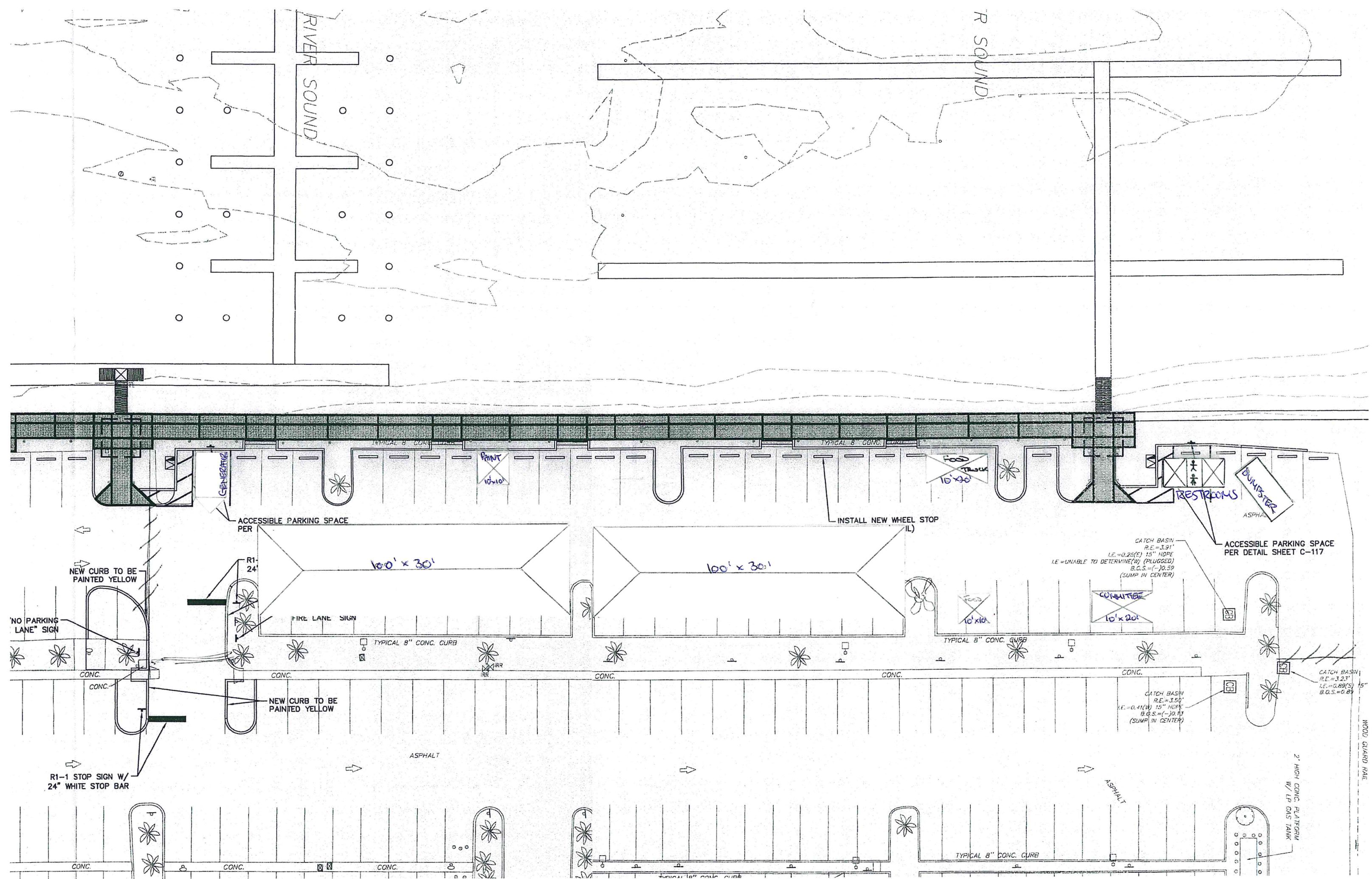

Signature of Applicant

Administrative / Events Coordinator
Title

Nicole Hoekstra
Print name of Applicant

2/1/17
Date

**STATE OF FLORIDA
COUNTY OF BROWARD**





City of Dania Beach

Parks and Recreation Department

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

Date: March 14, 2017

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Sherie Dunleavy, Office Manager

Subject: 21st Annual Plywood Regatta

Event Date(s): April 1-2, 2017

A special event is requested by Marine Industries Association of South Florida to have the "21st Annual Plywood Regatta". This event will be held on the North end of the Marina on April 1 and 2, 2017, from 8 a.m. -6 p.m. and 8 a.m. – 4 p.m., respectively. This two-day event introduces the youth and the community to the craft of boat building as well as a fundraiser for the marine industry education programs.

The applicant is requesting the following: Parking fees waived for all volunteers.

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	<i>See attached Fire Review.</i>	

BSO Police Dept. - Lt. Manfre	Approved as requested.	
Code Enforcement - Eric Walton	Parking passes approved for volunteers.	
Community Dev. - Julio Briceno	Permits required for: Building “tents”; Plumbing “portable restroom”; Electrical “generator”	
Community Dev. - Corinne Lajoie	No concerns raised.	
City Attorney - Tom Ansbro	No concerns raised.	
HR/Risk Mgmt. - Kristin Milligan	If there is a food truck conducting business on City property, which there appears to be, we’ll need a COI for GL and Auto naming the City as additional insured.	
Parks & Recreation - Mark Felicetty	Parks & Recreation will schedule pre-event walk-through meeting with applicant, Public Services and Code Enforcement one week prior to event.	
Public Services - Ronnie Navarro	Approved given no land activity occurs North of Pier.	



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

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

SPECIAL EVENT APPLICATION REVIEW / COMMENTS

Event Name: **21st Annual Plywood Regatta**
Event Date(s): **Saturday April 1st and Sunday April 2nd 2017**
Event Location: **101 N. Beach Road – North end of Dania Beach Marina**
Event Reviewed By: **Lt. Suarez** Date of Review: **2-2-2017**

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

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

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

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

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

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

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

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

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

☒ **Generator Permits May Be Required** – Confirm with City of Dania Beach Building Department for determination.

☒ **Power cords** shall be sufficiently protected from water and shall not create a trip hazard for patrons and/or event workers.

☒ **Gas Grills** (other than those with a UL Listing and typically bought at Home Depot, Lowes, etc. for home grilling, non-commercial use) must be permitted and pass a fire inspection and drop test (performed by a licensed Gas Company). Obtain permits from the City of Dania Beach Building Department.

☐ **LP Gas Containers** must be secured in an approved method and cordoned off from patron access in an approved method. The LP Gas containers must be a minimum of 10 feet from any heat source or open flame. "NO SMOKING" signs shall be posted at all LP Gas Container locations.

☐ **Fire Department Access (or additional access) required** - Contact the Fire Marshal's Office at (954)342-4262.

☐ **Street Closure Conflict** - Contact the Fire Marshal's Office at (954)342-4262.

☐ **Fenced Area Conflict** - Contact the Fire Marshal's Office at (954)342-4262.

☐ **Stages** - Identify the type of construction (Wood, Metal, Stage made from a Trailer, etc.). Plans & Permits may be required.

☐ **Grandstands / Bleachers** - Identify the type of construction (Wood, Metal, Grandstands/Bleachers made from a Trailer, etc.) (Plans & Permits may be required)

☒ **Any trailer or vehicle used in the preparation of food that creates grease laden vapors** must have a UL-300 compliant automatic fire suppression system. This suppression system must be tagged and currently certified by a Florida licensed, automatic fire suppression system contractor

☐ **Grease Fryers**

Grease Fryers are not permitted indoors unless they are protected with an approved a UL-300 compliant automatic fire suppression system. This suppression system must be tagged and currently certified by a Florida licensed, automatic fire suppression system contractor.

Grease Frying Areas must have a Class K Fire Extinguisher that has is currently certified and tagged by a licensed company. Any grease frying area that does not have a currently certified and tagged Class K Fire Extinguisher will not be permitted to operate or be put in use. All grease fryers must be secured in an area located away from the general public access.

☒ **Food Trucks** that utilize cooking appliances for foods that create grease-laden vapors must be equipped with a currently certified and tagged Automatic Fire Suppression System and must pass a fire inspection prior to use.

☐ **No overnight lodging** is permitted at the event unless the lodging is in an "RV" or other approved accommodation and the location of the "RV" or other accommodation has been approved by the Fire Marshal's Office.

☐ **Amusement Rides must be currently tagged** by the Florida Department of Agriculture & legible copies of the amusement ride inspections shall be provided to the Fire Marshal's Office at the time of Fire Inspection. Any amusement ride that does not pass Florida Department of Agriculture Inspection(s), City Electrical Inspection(s) and Fire Inspection(s) shall not be permitted to open. Those rides not passing any of the above inspections shall remain closed to patrons until such time as the inspections have been approved. The rides shall be cordoned off with Fire Line Tape

☐ **Each individual amusement ride must have a dedicated fire extinguisher.** The fire extinguisher(s) must be commercial, "ABC" Multi-purpose type fire extinguisher(s) (Minimum 5 lbs.), and be currently tagged and certified by a Florida-licensed fire extinguisher contractor. The fire extinguisher(s) must be easily accessible and not obscured from view.

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

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

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

☒ Other Requirements and/or Special Notes:

A meeting must be set up on or before March 27th to make sure **ALL** items are addressed prior to approval from the Fire Prevention Bureau

INSPECTION AND/OR DETAIL REQUIREMENTS

Pre-Event Inspections Required:

☐ NO ☒ YES
☐ N/A ☐ (Dates & Times): Friday March 31st 2017 between 3 and 5 pm and Saturday April 1st 2017 at 8am. (Food Truck)

TYPE OF INSPECTION REQUIRED:

☒ Normal Inspection Hours

☒ After-Hours (4-Hours or Less) **Food Truck Inspection**

☐ After Hours (Greater than 4 Hours)

Fire Inspector Stand-By Detail Required:

☒ NO ☐ YES
☐ N/A ☐ (Dates & Times): _____

Operational Detail Required:

☒ NO ☐ YES
Type: _____
Dates & Times: _____

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



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

PROCLAMATION

WHEREAS, American women have led movements for social and economic justice, made groundbreaking scientific discoveries, enriched our culture with stunning works of arts and literature, and charted bold directions in our foreign policy; and

WHEREAS, American women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement; and

WHEREAS, American women have played and continue to play a critical economic, cultural, and social role in every sphere of the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, women in Dania Beach, such as Jeanette Frost Eby, Tamara James, Bobbie H. Grace, Ruby Curry, Debbie Ryan, Rose Lizana, Eugenia Byrd and Connie Bell, just to name a few of the great women who helped change and balance the voting rights in this great City; and

WHEREAS, accounts of the lives of individual women are critically important because they reveal exceptionally strong role models who share a more expansive vision of what a woman can do; and

WHEREAS, stories of women's lives, and the choices they made, encourage girls and young women to think larger and bolder, and give boys and men a fuller understanding of the female experience. Knowing women's achievements challenges stereotypes and upends social assumptions about who women are and what women can accomplish; and

WHEREAS, this year's theme, *"Honoring Trailblazing Women in Labor and Business"*, honors women who have successfully challenged the role of women in both business and the paid labor force. Women have always worked, but often their work has been undervalued and unpaid;

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

WOMEN'S HISTORY MONTH

and encourage all residents of Dania Beach to recognize and celebrate the many ways that women's history has become woven into the fabric of our national story.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, FEBRUARY 28, 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 Black History Month – Commissioner Grace

Commissioner Grace invited children from the Dancing for a Purpose group to speak about African American Commissioners and Mayors in Dania Beach.

Commissioner Salvino presented an award to the City of Dania Beach on behalf of the Prestige Club.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments

Janet Colbert, 4605 SW 27 Terrace, thanked the Commission for adopting the opioid resolution on the Consent Agenda.

Thomas Baker, 151 N Beach Road, addressed the dog policy at the Dania Beach marina, and noted patrons were recently informed via a letter that dogs have been banned.

Commissioner Salvino questioned the change in policy.

City Manager Baldwin requested Mark Felicetty address the issue.

Mark Felicetty, Director of Parks and Recreation, confirmed the letter came from the City; no one has been asked to leave the marina, only to leave their dogs at home. The problem has become a nuisance and health hazard in the last few months with our lifeguards stepping in waste.

Commissioner Brandimarte questioned if the contracts contained a clause that no dogs were allowed.

Colin Donnelly, Assistant City Manager, explained Westrec's role as the marina manager and noted the system put in place to accommodate dogs is no longer working for them. Not every rule and regulation is in the lease; we rely on Westrec to provide expertise to us. Also, regular beachgoers see marina dogs and the notion that this is now a dog beach proliferates. This is unfair to the lifeguards who are not there to constantly monitor a dog situation.

Vice-Mayor Harris noted the problem is the dog owners, not the dogs. He thinks we should defer this for 30 days to look at the issue and come to some resolution as to what the policy should be.

Commissioner Salvino noted Westrec should monitor if the owners are living aboard the boats, there needs to be rules set and included in the contract, and ample notice should be given.

Jim Lanigan, Dania City Marina, Slip E-1, who also lives in Lake Placid, Florida, addressed the dog policy at the marina. He noted marina dogs are not at the beach, it is other dogs; the marina manager needs to address the issue with individual dog owners.

Frank Debesa, 1601 E Hawthorne Circle, Hollywood, spoke of the dog policy at the marina and said he is not aware of any issues there; however, the general public parks their cars and walks their dogs onto the beach.

Richard Judge, 115 NW 4 Avenue, asked for code enforcement relief; he feels like he is being singled out.

Gerald Clark, 13604 New Acadia Lane, Upper Marlboro, Maryland, said he owns property on 5th Court, and thanked the City for installing solar lights, speed humps and speed limit signs. He addressed traffic coming down 5th Court and indicated the problem is due to the timing of traffic lights at Phippen and Stirling Roads.

James Bowers, 9720 SW 12 Street, Pembroke Pines, President of Attucks Alumni Association, spoke of drug use and sales on Ely Boulevard, across from Attucks Middle School. He asked for increased police patrol in the area.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, provided a synopsis on recent criminal activity and crime prevention.

City Manager Baldwin provided a memo as an update on what the City is doing to try to deter the activity that is happening at Smith's Store and other convenience stores, which is attached to and incorporated into these minutes.

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

7. Consent Agenda

Items removed from Consent Agenda: #7.10, #7.11

- 7.1 Minutes:
Approve Minutes of February 14, 2017 City Commission Meeting

- 7.2 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)

Resolutions

- 7.3 RESOLUTION #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 20, 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.

- 7.4 RESOLUTION #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.

7.5 RESOLUTION #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.

7.6 RESOLUTION #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.

7.7 RESOLUTION #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.

7.8 RESOLUTION #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.

7.9 RESOLUTION #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.

Commissioner Grace motioned to adopt the Consent Agenda, with the exception of Items #7.10 and #7.11; 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		

Ordinances (Titles read by City Attorney)

7.10 ORDINANCE #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)**

7.11 ORDINANCE #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)**

Commissioner Grace voiced support of Item #7.10, and non-support of Item #7.11.

Commissioner Grace motioned to adopt Ordinance #2017-006, on first reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

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

Commissioner Grace motioned to deny Ordinance #2017-007; seconded by Commissioner Brandimarte.

The Commission discussed the pros and cons of the ordinance. Vice-Mayor Harris and Commissioner Salvino spoke in support of the ordinance and Mayor James, Commissioner Brandimarte and Commissioner Grace spoke against it.

The motion carried on the following 3-2 Roll Call vote:

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

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. **(SECOND READING)**

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

Corinne Lajoie, Principal City Planner, was available to answer questions.

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

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

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

Yes
Yes

Mayor James

Yes

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

9.2 ORDINANCE #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)**

9.3 ORDINANCE #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)**

City Attorney Ansbro read the title of Ordinance #2017-008 and Ordinance #2017-009 because they relate to the same property.

Corinne Lajoie, Principal City Planner, provided an overview of the vacation and rezoning requests for Burger King on Stirling Road.

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

Commissioner Grace motioned to adopt Ordinance #2017-008, on first reading; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte
Commissioner Grace
Commissioner Salvino

Yes
Yes
Yes

Vice-Mayor Harris
Mayor James

Yes
Yes

Commissioner Grace motioned to adopt Ordinance #2017-009, on first reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

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

9.4 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. *(Continued from 2/14/2017)*

City Attorney Ansbro read the title of Resolution #2017-010.

Corinne Lajoie, Principal City Planner, described the requested site plan modification.

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

Manny Synalovski, representing the applicant, noted 18 homes have been constructed and 13 are in the planning stages; this will be a positive amenity for the community.

Commissioner Grace motioned to adopt Resolution #2017-010; 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 noted she has received several calls from people in the NW neighborhood about the code enforcement officials. She read a letter which she provided to the Clerk for inclusion into the minutes.

Commissioner Grace would like to bring back Government Day to the City.

11.3 Commissioner Salvino

Commissioner Salvino spoke of the new Oasis project and asked that Hollywood be contacted in order to work with them to incorporate the entire street (JA Ely Boulevard).

City Manager Baldwin clarified this is proposed but is not scheduled for the upcoming Oasis project.

11.4 Vice-Mayor Harris

Vice-Mayor Harris addressed the City Charitable Donation Policy. He motioned to not give any more money away until the Commission has a chance to review the policy; seconded by Commissioner Grace.

Commissioner Brandimarte noted the Commission does not make the decision on the donations; it is a staff committee.

City Manager Baldwin noted in his opinion, it is a political decision, not staff responsibility. He added that the current year's donations have already been determined.

Vice-Mayor Harris motioned to come up with a new charitable committee for the next budget year or all of the donations totaling \$35,000.00 have to be approved by the Commission; seconded by Commissioner Grace.

Commissioner Brandimarte said she does not want the Commission to make the decision.

Commissioner Salvino suggested discussing this at a workshop. He also does not want the Commission to make the decision.

Vice-Mayor Harris motioned to workshop charitable donations for the future budget year to determine the need at that time; 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		

11.5 Mayor James

Mayor James congratulated Dania Beach resident Gina Gray for winning Miss Broward County on February 18th.

Mayor James spoke of the Greater Mt. Zion AME church's 108th anniversary.

Mayor James reminded everyone of the typing program being offered at Frost and CW Thomas Parks.

12. Appointments

12.1 Airport Advisory Board – no appointments

12.2 Education Advisory Board

Vice-Mayor Harris appointed: Sunny Musgrave

12.3 General Employees Pension Board – no appointments

12.4 Green Advisory Board

The Commission appointed: Peggy McKenna and Carrie Kashar as alternates

12.5 Marine Advisory Board

Vice-Mayor Harris appointed: Joyce Green

12.6 Parks, Recreation and Community Affairs Advisory Board

Vice-Mayor Harris appointed: Maria Lossa

12.7 Planning and Zoning Board

Commissioner Grace appointed: Tykia Funchess

Mayor James appointed: Lauren Odman

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 report and discussion on the convenience store task force earlier this evening.

City Manager Baldwin also noted we are still dealing with the airport and Uber drivers.

There was discussion on airport construction and parking issues.

City Manager Baldwin added a part-time park ranger, code enforcement and BSO are addressing the situation.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Wednesday, March 1, 2017 - 5:00 p.m.

Tuesday, March 14, 2017 - 6:00 p.m.

Tuesday, March 14, 2017 - 7:00 p.m.

Tuesday, March 28, 2017 - 7:00 p.m.

Abatement Hearing

CRA Board Meeting

City Commission Meeting

City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 9:04 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

Approved: March 14, 2017

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
ABATEMENT HEARING
WEDNESDAY, MARCH 1, 2017 – 5:00 P.M.

1. Call to Order

Mayor James called the meeting to order at 5:00 p.m.

2. Roll Call

Present:

Mayor:	Tamara James
Vice-Mayor:	Bill Harris
Commissioners:	Chickie Brandimarte
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson
Code Attorney:	Eric Abend

Absent:

Commissioner:	Marco A. Salvino, Sr.
---------------	-----------------------

3. Abatement Requests

- 3.1 Abatement request from Dynamic F & B Holdings Inc., 1317 S. Federal Highway, Case #14-2102 (Folio #1203-24-0100)

Attorney Abend noted this case involved 1 violation. The fine ran for 464 days for a total of \$61,916.50, including recording fees of \$262.50. The out of pocket cost to the City is \$1,100.00. The Special Magistrate recommends an abatement of \$6,960.00.

Ted, owner of Tarks, explained they had a problem with their sewer line, which prompted a visit from the code officer. The code officer also issued a violation for not painting the parking lot, which he was unaware of; had he known, he would have corrected the problem. He requested a total abatement.

Commissioner Grace motioned to abate the lien to \$2,000.00, to be paid in 60 days; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

- 3.2 Abatement request from 4214 Building LLC., 42 SW 14 Street, Case #15-0688 (Folio #1203-10-5980)

Attorney Abend noted this case involved 2 violations. The fine ran for 409 days for a total of \$61,654.00, including recording fees of \$304.00. The out of pocket cost to the City is \$1,000.00. The Special Magistrate recommends an abatement of \$6,135.00.

Clara Robinson, manager of the building, noted she took over the building maintenance 2 years ago and since then the building has been updated. She is an agent for the owners who live in Argentina, who purchased the building from photos, which did not show the actual condition of the building. She asked for a reduction because they already paid \$7,700.00 for another fine.

Commissioner Grace motioned to abate the lien to \$3,000.00, to be paid in 30 days; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

- 3.3 Abatement request from Project USA LLC, 150 S. Bryan Road, Case #16-0397 (Folio #0233-27-0010)

Attorney Abend noted this case involved 3 violations. The fine ran for 106 days for a total of \$26,762.50, including recording fees of \$262.50. The out of pocket cost to the City is \$1,000.00. The Special Magistrate recommends an abatement of \$2,650.00.

Commissioner Grace motioned to abate the lien to \$2,650.00, as recommended by the Special Magistrate, to be paid in 90 days; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

- 3.4 Abatement request from Tran Tantikij, 3121 SW 44 Street, Case #15-1424 (Folio #0230-01-0480)

Attorney Abend noted this case involved 2 violations. The fine ran for 142 days for a total of \$21,542.50, including recording fees of \$242.50. The out of pocket cost to the City is \$1,100.00. The Special Magistrate recommends an abatement of \$2,130.00.

Commissioner Grace motioned to abate the lien to \$1,100.00, to be paid in 90 days; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

3.5 Abatement request from First Chase, 312 Phippen Road, Case #15-1608 (Folio #1203-00-0451)

Attorney Abend noted this case involved 8 violations. The fine ran for 96 days for a total of \$19,200.00, including recording fees of \$242.50. The out of pocket cost to the City is \$1,100.00. The Special Magistrate recommends an abatement of \$3,000.00.

Gina Leone, representing First Chase, noted the house has been demolished and the property is being kept clean. She requested an abatement of \$1,500.00.

Commissioner Grace motioned to abate the lien to \$1,500.00, to be paid in 60 days; seconded by Vice-Mayor Harris. The motion carried on the following 4-0 Roll Call vote:

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

3.6 Abatement request from Vincent Ireland, 257 SW 4 Street, Case #12-1126 (Folio #1203-05-0060)

3.7 Abatement request from Vincent Ireland, 257 SW 4 Street, Case #01-0142 (Folio #1203-05-0060)

Attorney Abend noted the first case involved 8 violations. The fine ran for 1,038 days for a total of \$155,700.00. The out of pocket cost to the City is \$2,000.00. He noted there is also a utility lien for \$8,000.00. Mr. Ireland presented a letter of hardship and made a \$100.00 payment. The Special Magistrate recommends an abatement of \$2,500.00, with a payment plan of \$50.00 per month due on the 21st of each month.

Attorney Abend noted the second case involved 2 violations. Fine #1 ran for 2,906 days for a total of \$581,300.00; Fine #2 ran for 2,891 days for a total of \$144,650.00. The Grand total for both fines is \$725,950.00. The out of pocket cost to the City is \$2,000.00. The City Commission abated these fines at the October 22, 2009 Abatement Hearing to \$2,000.00 to be paid within 180 days, however no payment has been rendered. Mr. Ireland is requesting the City Commission reconsider the previous order and authorize a payment plan of \$50.00 per month due on the 21st of each month.

Vincent Ireland, 257 SW 4 Street, said he did not have any money to pay and the City keeps punishing him.

Commissioner Grace motioned to abate the first lien to \$2,000.00, with a payment plan of \$25.00 per month to be paid on the 21st day of each month, if payment is delinquent it reverts back to the original amount of \$155,700.00; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

Commissioner Grace motioned to abate the second lien to \$2,000.00, with a payment plan of \$25.00 per month to be paid on the 21st day of each month, if payment is delinquent it reverts back to the original amount of \$725,950.00; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

- 3.8 Approval of the settlement received for Edward Gonzalez, 245 NW 6 Avenue, Case #10-0802, for \$4,028.35 for code fines on property

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

- 3.9 Approval of the settlement received for Lillian M. Young EST, 55 SW 7 Avenue, Case #09-2121, for \$3,500.00 for code fines on the property

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

- 3.10 Approval of the settlement received for Harold A. Davis & Audrey Council, 608 SW 12 Avenue, Case #09-2063, for \$8,500.00 for code fines on the property

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

- 3.11 Approval of the settlement received for US Bank NA Trstee, 4729 SW 34 Avenue, Case #16-0580 and #16-0856, for \$6,500.00 for code fines on both cases

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

- 3.12 Approval of the settlement received for Cookies & Crackers, 9906 NW 6 Place, Plantation, FL, Case #11-1606 and #12-1075, for \$3,000.00 to partially release liens due to sale of property

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

- 3.13 Approval of the settlement received for David Earl, 2460 SW 50 Street, Case #09-2059 and #10-0708, for \$3,653.32 due to sale of the property

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

- 3.14 Approval of the settlement received for Jose Cruz, 2460 SW 53 Street, Case #09-1797, for \$2,600.00 due to sale of property

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

- 3.15 Approval of the settlement received for Richard Borghi H/E, 3291-5 SW 444 Street, Case #12-0773, for \$2,000.00 due to sale of property

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

4. Adjournment

Mayor James adjourned the meeting at 5:46 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)

Request from Assistant Finance Director Adam Segal to attend the Government Finance Officers Association 2017 Annual Conference in Denver, Colorado, from May 20-24, 2017 (Estimated cost \$1,504.41)

Request from Controller Yeimy Guzman to attend the Florida Government Finance Officers Association 2017 Leadership Conference in Orlando, Florida, from April 2-7, 2017 (Estimated cost \$2,718.48)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Adam Segal Travel Request, Yeimy Guzman Travel Request

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Adam Segal
DEPARTMENT: Finance
LOCATION: Denver
TRIP/TRAINING DATE: May 20-May 24, 2017
PURPOSE: GFOA Annual Conference

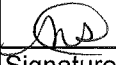
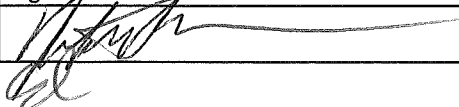
CHECK ONE ☐ Certification
☒ General Training
☐ License
☐ Other

Note any overnight or out of state travel events attended in the last 12 months:
 None

ACCOUNT NO: 001-17-01-513-40-10

COST SUMMARY		
Expense	Description	Estimate
Lodging (4 nights @ \$178 +taxes)	Crowne Plaza Denver	\$ 817.02
Registration Fee	Included	\$ -
Airfare	FLL to Denver - Estimate	\$ 324.40
Per Diem	Adam Segal	\$ 251.85
Airport Shuttle	Estimate	\$ 111.14

TOTAL ESTIMATED TRAVEL COST **\$ 1,504.41**

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
ADAM SEGAL		2/9/2017
Department Director (print)	Signature	Date
Nicki Satterfield		2/14/17
Finance Director (print)	Signature	Date
Nicki Satterfield		2/14/17
City Manager (print)	Signature	Date
Robert Baldwin		2/27/17

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens		2/9/17



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

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

Memo #: DFA-17-008

FROM: Robert Baldwin, City Manager

BY: Nicki Satterfield, Finance Director

DATE: February 14, 2017

SUBJECT: Government Finance Officers Association – Annual Conference 2017
May 21, 2017 to May 24, 2017.

The GFOA (Government Finance Officers Association) is holding their annual conference May 21, 2017 – May 24, 2017 this year. The conference provides 20 hours of continuing education hours to maintain CPA licensure requirements as well as offering annual updates and training covering topics in auditing, financial planning, debt management and various other technical topics including GASB updates. The conference also provides the latest reporting requirements, updates to new pension requirements and proposed legislative updates including health care reform.

As Director I typically attend the National Conference and have either the Assistant Director or Controller attend the State Conference. However, due to family illness I do not feel comfortable at this time going out of State. I am requesting the Assistant Director, Adam Segal be allowed to attend the National GFOA Conference in my absence and I attend the local state FGFOA conference which will be held on Hollywood, Florida this year. Adam has been awarded a "First-time Attendee Scholarship" for the conferences and therefore the registration fee of \$425.00 has been waived. Award letter is attached for your reference.

The City's FY 2017 budget is planned for and has sufficient funding for attending this conference.

Commission approval is recommended to allow the City Assistant Finance Director to attend this annual Government Finance conference.

Satterfield, Nicki

From: Segal, Adam
Sent: Monday, November 21, 2016 4:05 PM
To: Satterfield, Nicki
Subject: FW: Congratulations, 2017 Scholarship Recipient!

FYI. Good news!

From: Kate Southard [<mailto:ksouthard@gfoa.org>]
Sent: Monday, November 21, 2016 4:00 PM
To: Segal, Adam
Subject: Congratulations, 2017 Scholarship Recipient!

Adam,

Congratulations! You have been awarded a GFOA First-Time Attendee Scholarship for the 111th Annual Conference in Denver, Colorado. We are thrilled that you will be joining us in Denver on May 21-24, 2017!

You do **NOT** need to register for the conference – your scholarship application serves as your registration form, so we do not need any other documents from you at this time.

We encourage you to get your travel and [lodging plans](#) in order with Experient, the Official Housing Provider for GFOA's 111th Annual Conference.

As you firm up your plans for the Annual Conference, you can always contact me directly to update your RSVP for the First Timers Brunch on Sunday, May 21, register for [pre-conference seminars](#), get involved in the [Annual Conference Mentor Program](#), add guests to your registration, or purchase tickets to the *Denver Rocks!* finale event. Details on conference sessions and keynote speakers will be available shortly – keep an eye on our website for updates!

If I can be of any other assistance between now and conference, please do not hesitate to contact me. I look forward to meeting you in Denver!

Best,

Kate Southard
Manager – Operations & Marketing Center
Government Finance Officers Association
ksouthard@gfoa.org
Office: (312) 977-9700
Direct: (312) 578-4415
www.gfoa.org

[About GFOA](#)[Products and Services](#)[Annual Conference](#)[Award Programs](#)[Topics](#)[Home](#) / [Annual Conference](#) / [Registration Information](#)[Annual Conference Overview](#)**Registration Information**[Conference Hotels](#)[First-time Scholarship](#)[Mentor Program](#)[Call for Topics](#)[Keynote Speakers](#)[Conference Sessions](#)[Preconference Seminars](#)[GFOA Social Events](#)[Current Exhibitors](#)[Exhibitor Information](#)[Sponsorship Opportunities](#)[Annual Conference FAQ](#)[Denver Info](#)[Tours](#)[Future GFOA Conference Locations](#)[Conference Brochure](#)**Registration Information****Registration**

- [Register online](#)
- [Download the registration form](#)
- [Download one-day registration form](#)

Registration Fees

Registration fees for the conference are all in U.S. dollars and are based on GFOA membership type. *(Registration fees increase if paid after April 6, 2017)*

- Government Member - \$425 ← Scholarship fee waived
- Private-Sector Member - \$570
- Nonmember Government - \$575
- Nonmember Private Sector - \$845
- Full-Time Student - \$135
- Retired GFOA Member - \$0

**Guest Registration**

There is no registration fee for guests or children, but they must be preregistered. Guests will be admitted to the Sunday Welcome Reception and exhibit hall.

Conference sessions and luncheons on Monday and Tuesday are not open to guests and children.

Substitutions

A one-for-one substitution of a nonmember for an active member is allowed. If your organization has a current GFOA member on the staff who is not attending conference, a nonmember may attend in his or her place at the lower member rate. Please provide the name or the membership number of the GFOA member.

First-Time Annual Conference Attendee?

In 2013, GFOA began offering the first 50 GFOA members from each state or province a scholarship to attend the GFOA Annual Conference. Scholarship amounts are equal to the full-conference registration fees will be continued for the 111th Annual Conference in Denver. For more information, please visit the [first-time scholarship page](#) or e-mail [First Annual Conference Scholarship](#). Please note that no more scholarships are available for the states of California and Colorado.

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203 N. LaSalle Street - Suite 2700 | Chicago, IL 60601-1210 | Phone: (312) 977-9700 - Fax: (312) 977-4806



Government Finance Officers Association

111TH GFOA ANNUAL CONFERENCE | MAY 21-24, 2017 • DENVER, COLORADO

*** Please do not reply to this e-mail. It was sent from an automated system. ***

CROWNE PLAZA DENVER

1450 Glenarm Place
Denver, CO 80202-5030

Phone: 303-573-1450
Fax: 303-572-1113

Status	Category	Occupancy
CONFIRM	STANDARD ROOM	Adults: 2
Arrival	Departure	Guests in Room
20 May 2017	24 May 2017	Adam Segal Ina Hofmann-Fossa
Daily Rate	Room Tax	Deposit
\$178.00	14.75%	Credit Card Guarantee Tania Stevens*****3233
Resort Fee	Occupancy Tax	
\$0.00	\$0.00	Note: Taxes and fees are subject to change without notice
Estimated Reservation Charges		
\$817.02		
Hotel Cancellation Policy		
Cancellations must be made online or in writing to GFOA@experient-inc.com on or before April 26, 2017. After April 26, 2017, cancellations must be made directly with the hotel no less than 72 hours prior to your confirmed arrival date will be subject to a penalty of one night's room and tax. If you fail to arrive on your confirmed date, your credit card will be charged the one night's room, plus tax and your reservation will be canceled for the remainder of your stay. Some hotels charge a penalty for checking out earlier than scheduled. To avoid this, please verify your departure date upon arrival.		
Comments		
Bedding Request: One Bed Smoking Preference: NOSMOKING		

Total Charges**Paid****Balance Due**

\$0.00**\$0.00****\$0.00**

If any of the registration information printed above is incorrect, please contact Customer Service at 800-465-5411 or by email at GFOA@experient-inc.com.

FORM OF GUARANTEE: The hotel may charge a deposit on or after April 18, 2017, to the credit/debit card submitted with your reservation. In the case of a no-show or cancellation, the first night's deposit will be charged the night of your expected arrival.



Denver

May 20, 2017 - May 24, 2017 | Itinerary # 7243180944944

Fort Lauderdale (FLL) → Denver (DEN)

May 20, 2017 - May 24, 2017 , 1 round trip ticket

NOT BOOKED

This flight is not booked. Book now to guarantee price and availability.

Traveler Information

No frequent flyer details provided

Adult

* Seat assignments, special meals, frequent flyer point awards and special assistance requests should be confirmed directly with the airline.

May 20, 2017 - Departure Nonstop

Total travel time: 4 h 37 m

	Fort Lauderdale	Denver	4 h 37 m
			1,709 mi
UNITED	FLL 3:16pm	DEN 5:53pm	
	Terminal 1		
	United 526		
	Economy / Coach (T) Confirm seats with the airline *		

May 24, 2017 - Return Nonstop

Total travel time: 3 h 44 m

	Denver	Fort Lauderdale	3 h 44 m
			1,709 mi
UNITED	DEN 8:19am	FLL 2:03pm	
		Terminal 1	
	United 1164		
	Economy / Coach (T) Confirm seats with the airline *		

Airline Rules & Regulations

- We understand that sometimes plans change. We do not charge a cancel or change fee. When the airline charges such fees in accordance with its own policies, the cost will be passed on to you.
- Tickets are nonrefundable and nontransferable. A change fee of \$200.00 per ticket is charged by the airline for all itinerary changes.
- Please read the complete penalty rules for changes and cancellations applicable to this fare.

Price Summary

Traveler 1: Adult	\$324.40
Flight	\$275.35
Taxes & Fees	\$49.05
Total:	\$324.40

All prices quoted in US dollars.

Additional Flight Services

- The airline may charge additional fees for checked baggage or other optional services.

65 points

For this trip

Expedia⁺

AIRLINE DISCOUNT CODES



Flying to the Denver International Airport is a convenient way to visit Denver. GFOA has arranged for discounts with the following airlines:

DELTA (www.delta.com)

Meeting ID – NMPAV

When booking online, select Meeting Event Code and enter the Meeting ID in the box provided on the search flight page.

UNITED (www.united.com)

Z-code – ZXEG

Agreement code – 292506

To book travel online, enter the Z-code followed by the Agreement code (i.e., ZXEG292506) in the offer code box.

SOUTHWEST

Go to: <https://www.swabiz.com/flight/search-flight.html?cid=99622471> to save with discounted rates. Save 10% on Anytime & Business Select® fares and 3% on select Wanna Get Away® fares for travel to and from the conference. Book your travel between February 1 and May 3 to take advantage of the discounted rates. Discounts are available for travel May 17 through May 26. 50% bonus Rapid Reward points for attendee travel to and from the conference with a Rapid Rewards # added to your reservation. (To enroll in the Rapid Rewards program, visit www.southwest.com/corporaterapidrewards.)



RAIL



At a cost of \$9 each way, conference attendees can use the rail service, known as the A Line, to travel between the airport and Denver Union Station and vice versa courtesy of the Regional Transportation District (RTD) metro, Denver's public transit provider. Tickets can be purchased on rail line platforms at ticket vending machines, in the Union Station Underground Bus Concourse, or at any RTD sales outlet. The new Denver airport rail has six stops along the way and takes approximately 37 minutes. For more information, go to www.denver.org/gfoa/getting-around/airport-rail/?mc=1.

RENTAL CAR

HERTZ



To reserve special meeting rates, please include the CV# when making reservations.

1-800-654-2240 or www.hertz.com

CV# - 04SJ0005

TAXI SERVICE



From the Airport—East Terminal: Island 1 exit Door 507 & West Terminal: Island 1 exit Door 510

DEN to Downtown: Flat rate of \$51** + \$4.57 gate fee

16TH STREET SHUTTLE



Called the MallRide, this free hybrid vehicle scoots up and down the 16-block tree-lined retail core of downtown Denver, also home to hotels, restaurants, office buildings, residences, and public spaces. Hop on at any intersection on 16th Street between Civic Center Station at Broadway near the Colorado State Capitol (200 E. Colfax Ave.) and Union Station on the west end. A short walk from the mall gets you to the Colorado Convention Center, Larimer Square, and LoDo (lower downtown). You can also access light rail and make connections for buses throughout the metro area and to Boulder, Golden, Longmont, and the Denver International Airport.

WEATHER



Springtime visitors to Denver and Colorado will find balmy, sunny days with cool evenings. With the Denver weather being so comfortable, medium-weight clothing and lightweight jackets are most appropriate. Average high temperature for the month of May is 70 degrees, and average low is 45 degrees.

City of Dania Beach Travel Per Diem Calculator

Traveler Name: Adam Segal

Description of Trip: GFOA Annual Conference

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 69.00

Destination: Denver, Colorado

First Date of Travel 20-May-17

Last Date of Travel 24-May-17

							Travel	
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Date						20-May-17	21-May-17	
Breakfast 15%							\$ -	
Lunch 35%							\$ 24.15	
Dinner 50%							\$ 34.50	
Total Daily total =						\$ 51.75	\$ 58.65	

	Travel						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	22-May-17	23-May-17	24-May-17				
Breakfast 15%	\$ 10.35	\$ 10.35					
Lunch 35%	\$ -	\$ -					
Dinner 50%	\$ 34.50	\$ 34.50					
Total Daily total =	\$ 44.85	\$ 44.85	\$ 51.75				

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 51.75

Total Per Diem Due to Traveler \$ 251.85

Meal Exclusions		
Date	Meal Provided	Amount
21-May-17	breakfast	\$ 10.35
22-May-17	lunch	\$ 24.15
23-May-17	lunch	\$ 24.15

FY 2017 Per Diem Rates for Colorado

(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).

You searched for: denver, Colorado

Your search inquiry returned more than one possibility. Here are the possible rates.

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	
Boulder / Broomfield	Boulder / Broomfield	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$59
Denver / Aurora	Denver / Adams / Arapahoe / Jefferson	\$178	\$178	\$149	\$149	\$178	\$178	\$178	\$178	\$178	\$178	\$178	\$178	\$69

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

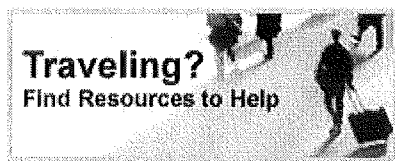
Total	First & Last Day of Travel
\$64	\$48.00
\$69	\$51.75
\$74	\$55.50

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

- Fire Safety Information

RATE THIS PAGE



Government Finance Officers Association

111th ANNUAL CONFERENCE MAY 21-24, 2017 DENVER, COLORADO

Earn more than 20 CPE credits

Go to www.gfoa.org to register today!

CONFERENCE OVERVIEW

Must-Attend Event

Drawing on more than a century of experience, public finance professionals have widely come to view the GFOA Annual Conference as the one truly “must-attend” professional development event of the year. As in the past, GFOA’s 111th Annual Conference in Denver, Colorado, will feature unparalleled opportunities for sharing ideas, sharpening skills, discovering new tools and technologies, and networking with peers from across North America and around the world.

WHY ATTEND?

CONCURRENT SESSIONS. A rich array of concurrent sessions cover a broad range of topics, allowing participants to tailor their conference experience to their own needs and circumstances.

PRECONFERENCE SESSIONS. Special preconference sessions provide an opportunity to explore selected topics of special interest in even greater depth.

GENERAL SESSIONS. Experience direct contact with nationally recognized speakers of special interest to public finance professionals.

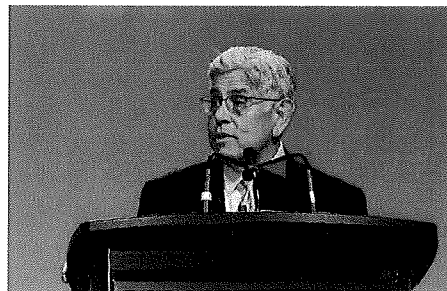
DISCUSSION GROUPS. Meet peers and discuss topics relevant to specific types of organizations, such as school districts, utilities, large governments, small governments, and the next generation of finance officers.

NETWORKING OPPORTUNITIES. Make contacts, build new relationships, and cement existing relationships.

SOCIAL EVENTS. Wind down from a busy day and connect with colleagues during GFOA’s Welcome Reception and Closing Event.

CPE CREDIT. Earn more than 20 CPE credits, most directly relevant to government, with even more credits available for those who elect to participate in preconference sessions.

EXHIBIT HALL. GFOA’s exhibit hall will put participants in contact with vendors that offer practical tools and solutions for a broad range of professional challenges. Stroll through the hall to view new products, ask questions, and see live demonstrations of services that can save your government time and money. Join us on Sunday morning to kick off this year’s hall with music and a ribbon cutting ceremony! Watch for new events in the exhibit hall!



SCHEDULE OF EVENTS

Preconference Seminars	May 19–20, 2017
Concurrent Sessions and Networking Groups	May 21–24, 2017
Welcome Reception (see page 9).	May 21, 2017
Exhibits	May 21–23, 2017
Denver Rocks! Closing Event	May 23, 2017

The above events (unless otherwise noted) will be held at the Colorado Convention Center, 700 14th Street, Denver, Colorado 80202. Concurrent sessions will begin at 1:30 p.m. on Sunday and conclude at 12:10 p.m. on Wednesday.

FIRST-TIME ATTENDEES

NEW TO GFOA'S ANNUAL CONFERENCE? TAKE ADVANTAGE OF GFOA'S FIRST-TIME CONFERENCE ATTENDEE SCHOLARSHIPS

This is the fourth year first-time scholarships will be offered to GFOA active government members—over 1,100 members have taken advantage of this opportunity!

GFOA strives to provide leadership to the government finance profession through education, research, and best practices. Nowhere are these efforts more apparent than at the GFOA annual conference. To keep with our commitment, the GFOA Executive Board is pleased to announce:

50 scholarships will be awarded per state or province in the amount of the full-conference registration fee to first-time conference attendees who are GFOA active government members.

First-time attendees will be invited to participate in a mentorship program during the annual conference as an introduction to the conference and the many ways to get involved with GFOA. If you are interested in becoming a mentee, please check the box on the application. For more information, go to www.gfoa.org/mentor.

We encourage you to apply for a first-time attendee scholarship. For details and an application, e-mail firstannualconference@gfoa.org.

A FIRST-TIMERS BRUNCH will take place on Sunday, May 21, 2017, at the Colorado Convention Center for first-time attendees to learn more about the conference, meet GFOA's Executive Board and senior staff, and network with mentors and peers.

Not a Member? Join GFOA

Become a member of GFOA and join forces with nearly 19,000 colleagues dedicated to enhancing and promoting the professional management of governments for the public benefit. Members receive discounts on GFOA's products, services, and training events, including a discount on the **annual conference registration fee**.



Already a member? Encourage your colleagues to join whether they're in the public or private sector: add members to your government's existing membership or encourage your peers who are interested in public finance but practicing in the private sector to join as Associate members.

Go to www.gfoa.org to read about GFOA member benefits and to download a membership application today!

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Yeimy Guzman
DEPARTMENT: Finance
LOCATION: Orlando, Florida
TRIP/TRAINING DATE: April 2 - April 7, 2017
PURPOSE: 2017 Leadership FGFOA Program

CHECK ONE
☒ Certification
☒ General Training
☐ License
☐ Other

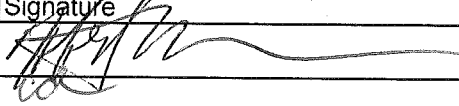
Note any overnight or out of state travel events attended in the last 12 months:
 None

ACCOUNT NO: 001-17-01-513-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration Fee	FGFOA (includes lodging for 5 nights and meals)	\$ 2,500.00
Flight - Spirit		\$ 129.98
Gasoline - City Vehicle/Rental Car		\$ -
Parking		\$ -
Per Diem		\$ 88.50
TOTAL EXPENSES		\$ 2,718.48

MILEAGE DETAIL - PERSONAL VEHICLE (attach MapQuest or Google Maps mileage calculation)			
Departure/Destination		Standard Mileage Calculation	
Departure Location		Cost per Mile	Round Trip Mileage
Destination Location		0.54	0.0
TOTAL MILEAGE CALCULATION			\$ -

TOTAL ESTIMATED TRAVEL COST **\$ 2,718.48**

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
Yeimy Guzman		2/13/17
Department Director (print)	Signature	Date
Nicki Satterfield		2/14/17
Finance Director (print)	Signature	Date
Nicki Satterfield		2/14/17
City Manager (print)	Signature	Date
Robert Baldwin		2/27/17

TO BE COMPLETED BY FINANCE



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

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

Memo #: DFA-17-009

FROM: Robert Baldwin, City Manager

BY: Nicki Satterfield, Finance Director

DATE: February 14, 2017 

SUBJECT: Florida Government Finance Officers Association –Leadership Conference 2017
April 3, 2017 to April 7, 2017.

The FGFOA (Florida Government Finance Officers Association) is holding their second emerging leadership conference April 3, 2017 – April 7, 2017 this year. Last year was the inaugural year for this new leadership conference series with the FGFOA. This program is aimed toward the emerging finance professional in the governmental sector. Only twenty (20) applicants are chosen statewide from the overwhelming applicant pool.

Last year, the City's Controller, Yeimy Guzman, was chosen as an alternate but was unable to attend due to the last minute time frame allotted for travel request approval. This year, Yiemy was chosen as one of the original twenty (20) of the entire statewide applicant pool. The conference heavily focuses on leadership topics, including Workplace & Compliance Training, Communication Skills & Media Relations, Management and supervisory Skills, and Leadership Development.

Cost of the conference is \$2,500.00 for the entire one week training which includes all conference materials, meals and lodging in an all-inclusive price.

The City's FY 2017 budget is planned for and has sufficient funding for attending this conference.

Yeimy has been employed with the City for five years and was promoted to the City Controller position three years ago. As Controller she is responsible for all grant and capital projects administration, purchasing, accounts payable, payroll processing, and many other aspects of the Finance Department. She currently supervises the Accounting Assistant, Accountant, and Senior Accountant positions.

Commission approval is recommended to allow the City Assistant Finance Director to attend this annual Government Finance conference.

Satterfield, Nicki

From: Guzman, Yeimy
Sent: Wednesday, December 14, 2016 3:33 PM
To: Segal, Adam; Satterfield, Nicki
Subject: FW: FGFOA Leadership Class II - April 3-7, 2017

Yay!!! ☺

From: Merrily Bennett [<mailto:MBennett@flcities.com>]
Sent: Wednesday, December 14, 2016 3:32 PM
Subject: FGFOA Leadership Class II - April 3-7, 2017

Congratulations! You have been accepted to participate in the second annual class of Leadership FGFOA.

Leadership FGFOA II will be conducted in Orlando April 3 – 7, 2017. You will need to plan on coming on Sunday night in time for a casual dinner to meet your classmates and we will be completed with graduation with the Board of Directors Friday by 2:00 p.m. The hotel will be the Embassy Suites, Downtown Orlando. Staying at the hotel is mandatory and all events are for class members only. More information about hotel arrangements and program details will be sent to each participant early in 2017.

On behalf of the FGFOA Board and the Leadership FGFOA Committee, thank you for your application and your interest in this important program. I know that the speakers are going to present an outstanding and challenging program.

An invoice for the \$2500 payment will follow in the upcoming weeks.

Congratulations and we look forward to seeing you in April.

Merrily Bennett
Executive Assistant
FGFOA
P.O. Box 10270
Tallahassee, FL 32302
Phone: 850-701-3677



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

Traveler Name: Yeimy Guzman

Description of Trip: 2017 Leadership FGFOA Program

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 59.00

Destination: Orlando, Florida

First Date of Travel 2-Apr-17

Last Date of Travel 7-Apr-17

							Travel
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							2-Apr-17
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							\$ 44.25

					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%	\$ -	\$ -	\$ -	\$ -			
Total Daily total =	\$ -	\$ -	\$ -	\$ -	\$ 44.25		

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 44.25

Total Per Diem Due to Traveler \$ 88.50

Meal Exclusions		
Date	Meal Provided	Amount

FY 2017 Per Diem Rates for Orlando 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 Orlando 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	
Orlando	Orange	\$133	\$133	\$133	\$133	\$133	\$133	\$114	\$114	\$114	\$114	\$114	\$114	\$59

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.

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\$74	\$17	\$18	\$34	\$5

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

RATE THIS PAGE

Florida Government Finance Officers Association

Invoice No. 10,039

PO Box 10270
Tallahassee, FL 32302

INVOICE

Sold To: Yeimy Guzman
Controller
Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Ship To: Yeimy Guzman
Controller
Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Account No.	Purchase Order No.	Order Date	Order Number	Terms	Invoice Date
28230		1/10/2017	51325	Net 30	2/6/2017
Qty	Description			Unit Price	Extended Price
1	Leadership FGFOA 2017 4/3/2017 - 4/7/2017 Orlando, FL FGFOALP17/REGIS Leadership FGFOA			2,500.00	2,500.00
Line Item Total	Other	Tax	Subtotal	Amount Received	Amount Due
2,500.00			2,500.00		2,500.00

PURCHASE

Flight

[More Info](#)

Fort Lauderdale - FLL	Sunday	Departing:
Orlando - MCO	April 02, 2017	8:07 AM
		Arriving:
		9:06 AM
Orlando - MCO	Friday	Departing:
Fort Lauderdale - FLL	April 07, 2017	8:05 PM
		Arriving:
		9:10 PM

Customer Information

Name	Assistance
FREE SPIRIT Number	
MRS. YEIMY GUZMAN	None
	152262961

Purchase Price

FLIGHT PRICE	More Info	\$50 ⁴⁸
BAGS	More Info	\$50 ⁰⁰
GOVERNMENT'S CUT	More Info	\$29 ⁵⁰
VOUCHERS & CREDITS	Redeem here	\$0 ⁰⁰

TRAVEL INSURANCE

Travel More. Worry Less. Travel Insurance plan \$14.00 per Person. [Hide Coverage](#) ▼
(available to residents of all U.S. states)

\$14⁰⁰

☐ Yes, I want to purchase and have read and understand the [Description of Coverage](#) and agree to the terms and conditions of the insurance coverage provided.

Coverage offered by Travel Guard Group, Inc. [Full Disclaimer](#)

[Download Adobe Acrobat Reader.](#)

\$9 FARE CLUB TRIAL

☐ Exclusive 9FC fares and bag discounts, plus VIP 150% miles earning status 60-Day Trial Membership \$19.95

Terms and Conditions **\$19⁹⁵**

Total Due \$129⁹⁸

NOTE: Fares are not guaranteed until purchased

Stevens, Tania

From: Merrily Bennett <MBennett@flcities.com>
Sent: Wednesday, December 14, 2016 3:32 PM
Subject: FGFOA Leadership Class II - April 3-7, 2017

Congratulations! You have been accepted to participate in the second annual class of Leadership FGFOA.

Leadership FGFOA II will be conducted in Orlando April 3 – 7, 2017. You will need to plan on coming on Sunday night in time for a casual dinner to meet your classmates and we will be completed with graduation with the Board of Directors Friday by 2:00 p.m. The hotel will be the Embassy Suites, Downtown Orlando. Staying at the hotel is mandatory and all events are for class members only. More information about hotel arrangements and program details will be sent to each participant early in 2017.

On behalf of the FGFOA Board and the Leadership FGFOA Committee, thank you for your application and your interest in this important program. I know that the speakers are going to present an outstanding and challenging program.

An invoice for the \$2500 payment will follow in the upcoming weeks.

Congratulations and we look forward to seeing you in April.

Merrily Bennett
Executive Assistant
FGFOA
P.O. Box 10270
Tallahassee, FL 32302
Phone: 850-701-3677



Congratulations again and we look forward to working with you.

Happy Holidays!

Jeannie Garner

Executive Director

Florida Government Finance Officers Association

850.701.3623 (Tallahassee)

407.367.1827 (Orlando)

From: FGFOA [<mailto:fgfoa@flcities.com>]

Sent: Friday, December 16, 2016 3:21 PM

To: Jeannie Garner <JGarner@flcities.com>

Subject: FGFOA E-Bulletin: 2017 Leadership FGFOA Class

[View in a browser](#)



Congratulations to the 2017 Leadership FGFOA Class

We are pleased to announce the 2017 Leadership FGFOA Class. Leadership is a program offered by the FGFOA to support and enhance the capabilities of Florida government finance officers. The theme of the program will focus on You, Your team, Your organization, and Your interaction with the broader governmental environment. The program is an all-inclusive week that will be held April 3-7, 2017 in Orlando.

Class of 2017

Brett Allmond, Accounting Manager, Pinellas County Clerk of the Circuit Court & Comptroller

Helena Alves, Internal Auditor, Flagler County Clerk of Court & Comptroller

Linda Benoit, Budget Manager, Pinellas County Office of Management & Budget

Ryan Bernal, Financial Analyst II, Palm Beach County Sheriff's Office

Jacqueline Cook, Assistant Finance Supervisor, Brevard County Clerk of Courts

Lynn Dela Torre, Accounting Manager, Juvenile Welfare Board

Jennifer Desrosiers, Utilities Business Manager, City of North Port

Marcella Eubanks, Contracts & Grants Manager, Okaloosa County Clerk of the Circuit Court & Comptroller

Brandy Ferris, Finance Director, City of Fort Walton

Yeimy Guzman, Controller, City of Dania Beach

Lori Hill, Treasurer, City of Holmes Beach

Robyn Lawrence, Assistant Budget Officer, City of Jacksonville

Jennifer Linoras, Senior Accountant, Village Center CDD

Andre McAden, Chief Accounting Officer, City of Delray Beach

Cheryl Miller, Finance Manager, City of Palmetto

Tameka Otto Stewart, Budget Officer, City of Miami Beach

Daniel Risola, Assistant Budget Director, Pasco County Board of County Commissioners

Meridy Semones, OMB Manager, City of Largo

Jeanette Haynes, Accountant, City of West Palm Beach

Shannon Lafon, Budget Manager, Sarasota County

Florida Government Finance Officers Association

P.O. Box 10270

Tallahassee, FL 32302

[Email us](#) | (850) 222-9684 | [Visit our website](#)

[Unsubscribe](#)



Florida Government Finance Officers Association, Inc.

2017 LEADERSHIP FGFOA PROGRAM

April 3-7, 2017 • Orlando, Florida

Application Deadline: November 15, 2016

Announcing the Leadership FGFOA Class II 2017

In its continuing effort to support and enhance the capabilities of Florida's financial executives, the FGFOA is pleased to offer our week-long Leadership FGFOA Class II Program. This program is the newest in a series of leadership-directed programs introduced by the FGFOA, including pre-seminar sessions at the Annual Conference, the former Executive Boot Camp and the establishment of an Emerging Leaders Group.

The theme of the 2017 Leadership FGFOA will focus on You, Your team, Your organization, and Your interaction with the broader governmental environment. This focus will allow for a robust, rewarding and career-changing week for Florida's current and future financial leaders.

The 20 individuals chosen for this Leadership FGFOA Class II will make an impact on their organizations, the FGFOA and the financial leadership of Florida.

PROGRAM SYNOPSIS

Who: Leadership FGFOA is geared toward both current and emerging leaders. Enrollment is limited to 20 participants.

What: Leadership FGFOA is a five-day rigorous program covering a variety of leadership topics, including Workplace & Compliance Training, Communication Skills & Media Relations, Management and Supervisory Skills, Leadership Development and more.

When: Leadership FGFOA Class II is being held April 3-7, 2017. Applications are attached. **The application submission deadline is November 15, 2016.** Participant selection will be announced on December 15, 2016.

Where: Leadership FGFOA Class II is being held in Orlando. Lodging will be provided at the Embassy Suites Downtown and daily sessions will occur at the hotel, local agency offices and other locations.

How: The FGFOA Board is bringing in high-level academic and professional teachers and trainers to provide a robust training opportunity, supplemented with after-hours events and meetings with local government officials and others. The program is rigorous and participation selection is competitive.

Why: The FGFOA Board recognizes the need to continue to develop LEADERS, both for its member agencies and for the FGFOA. The expectation is that the 2017 Leadership FGFOA Class II will be a career-changing event for participants and a significant enhancement to financial leadership talent in the state.

BEFORE THE PROGRAM BEGINS – FEBRUARY 2017

Approximately one month before the program begins, participants will be required to complete a personal DISC profile. This personality profile will be reviewed in advance of the program by the instructor and will be one of the initial topics of discussion when the program starts on April 3, 2017.

SUNDAY, APRIL 2, 2017

Participants will arrive in Orlando. Lodging for five nights, Sunday through Thursday, is provided within the registration fee. Participants are required to lodge in the program hotel.

PROGRAM IS TENTATIVE – SPEAKERS SUBJECT TO CHANGE

MONDAY, APRIL 3, 2017

DAY ONE • It's About You

The program will take participants through a broad array of leadership topics, starting with the participants personally "It's About You," and moving through to their teams, their organizations, the broader environment and the future on subsequent days.

Teacher: *Miriam (Mimi) B. Hull*, Ph.D., President of Hull & Associates

Day One – "It's About You" – begins in the morning with a discussion of successful leadership and a comparison of management versus leadership, followed by a discussion on leadership and communication. After lunch, the DISC profiles will be reviewed. The day will end with a discussion on perfecting listening and communications skills.

After class has finished for the day, the participants will convene to share dinner (meals are included in the registration fee).

TUESDAY, APRIL 4, 2017

DAY TWO • About Your Team

On the second day, the program will continue with Dr. Hull covering a variety of leadership topics, including relationship and teambuilding, handling stressful situations, coaching and mentoring, the price of being a good leader (work/life balance) and personal goal setting.

Teacher: *Miriam (Mimi) B. Hull*, Ph.D., President of Hull & Associates

After class has finished for the day, the participants will convene to share dinner (meals are included in the registration fee).

WEDNESDAY, APRIL 5, 2017

DAY THREE • About Your Organization

On the third day, participants will begin the day with discussions on ethics and integrity (personal leadership and establishing a culture of ethics), followed by training on conducting effective meetings and facilitation skills. The day will close with a discussion on labor law.

Teachers: *Mark Toombs*, President of Training Edge (leadership topics); *J. Lenora Bresler*, J.D., Bresler Training, LLC (labor law)

After class has finished for the day, the participants will have an open night for dinner (gift cards will be provided to cover your meal and are included in your registration fee).

THURSDAY, APRIL 6, 2017

DAY FOUR • About the Future

On the fourth day, the participants will walk or be shuttled to a local agency facility. The program will focus on future-thinking topics, including team skill development, succession planning, strategic planning, project management, goal setting and facilitating change.

Teacher: *Ben Green*, Director of the Florida Center for Public Management

On the last night of the program, the participants will convene to share dinner (meals are included in the registration fee) with the FGFOA Board of Directors at an off-site location.

FRIDAY, APRIL 7, 2017

DAY FIVE • About the Broader Environment

Participants will begin the fifth and final day at the host hotel learning about media relations, presentation and public speaking skills (including limited microphone interview simulations), along with crisis and conflict resolutions skills.

Teacher: *Annetta Wilson*, President of Annetta Wilson Media Training & Success Coaching

After the day's sessions have been completed, there will be a closing ceremony and luncheon. FGFOA President Sarah Koser and the FGFOA Board will present the participants with certificates of completion and award.

FREQUENTLY ASKED QUESTIONS

- 1. Does the program quality for CPE?** The intent of the training is not aimed at qualifying for CPE credit per se, but some aspects of the program will be eligible. Currently, the coursework will qualify for approximately 34 hours of behavioral (BEH) and 2 hours of technical business (TB) continuing education.
- 2. Why is lodging mandatory?** Lodging is mandatory because some participants living in the local vicinity may be tempted to not participate in scheduled after-hour events. The Board and Committee have designed the program to allow participants to be completely focused on the event.
- 3. What is the cost?** The registration fee is \$2,500.
- 4. What do the costs include?** The registration fee is designed to cover all costs (training, materials, personality profile, lodging, food, etc.) other than the transportation to and from the host hotel at the beginning and end of the program.
- 5. Will there be a certificate of completion?** Yes. The Board and Committee want the certificate to represent the accomplishments of the participants. We expect the certificate, which acknowledges completion of the program, to be something everyone is proud to acknowledge and display.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Approve One Year Contract Extension with Limousines of South Florida for Community Bus Services

Purchasing Requests ONLY

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

Fund:

Fiscal Impact/Cost Summary

Annual maximum billing amount not to exceed Two Hundred Twenty Two Thousand Five Hundred Dollars (\$222,500.00) funded from the General Fund, Recreation Department, account designated for Community Bus Services No. 001-72-01-572-31-60; present available funding of One Hundred Twenty Five Thousand Three Hundred Dollars (\$125,300.00) coupled with existing open Purchase Orders in this account provide sufficient financial resources to pay the Agreement amount through the City's current fiscal year.

Exhibits Attached

Memo to Commission, Resolution, First Renewal



Department of Parks and Recreation

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

From: Robert Baldwin, City Manager

By: Mark Felicetty, Director of Parks and Recreation

Date: March 14, 2017

Subject: One (1) Year Contract Extension for Community Bus Service
Bid No. 15-004

The City of Dania Beach provides community bus service free to the Dania Beach Community in partnership with Broward County Transit. The City bid the contract in 2015 and awarded the contract to Limousines of South Florida for a period of two (2) years with two (2) one (1) year extension options.

The current contract cost is \$222,500.00 annually. The contract is funded in part from Broward County through a grant in the amount of \$80,352.00

The contract is funded and appropriated in the Parks & Recreation General Fund Account #001-7201-572-31-60, Professional Services Community Bus.

Limousines of South Florida have been the City of Dania Beach Community Bus Service provider for the past 13 years and have established an excellent working relationship with the city and residents of Dania Beach.

There is no increase in annual cost and staff is recommending approval of the first one (1) year contract extension.

RESOLUTION NO. 2017-021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A ONE (1) YEAR RENEWAL OF THE EXISTING AGREEMENT WITH LIMOUSINES OF SOUTH FLORIDA, INC., FOR PUBLIC TRANSPORTATION SERVICES, WHICH SERVICES SHALL NOT EXCEED THE AMOUNT OF TWO HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$222,500.00) FOR THE RENEWAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City advertised for bids to provide community bus services on March 13, 2015; and

WHEREAS, the City awarded a contract for the services to Limousines of South Florida, Inc. for a period of two (2) years on May 7, 2015 at a maximum annual cost of Two Hundred Twenty Two Thousand Five Hundred Dollars (\$222,500.00); and

WHEREAS, the agreement provides an option for two (2) one (1) year renewals, subject to approval of both Limousines of South Florida, Inc. and the City, and

WHEREAS, Limousines of South Florida, Inc. desires and is willing to continue the services agreement and exercise the first one (1) year renewal option with no increase in cost; and

WHEREAS, the City Administration recommends the existing agreement with Limousines of South Florida, Inc., be extended for a period of one (1) year to provide City public transportation services at an annual amount not to exceed Two Hundred Twenty Two Thousand Five Hundred Dollars (\$222,500.00), reflecting no increase to the present annual maximum service cost;

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

Section 1. That the proper City officials are authorized to execute a one (1) year Renewal of an existing Agreement with Limousines of South Florida Inc., for Community Bus Services at an hourly service billing rate of \$41.33, and subject to an annual maximum billing amount not to exceed Two Hundred Twenty Two Thousand Five Hundred Dollars (\$222,500.00).

Section 2. That all costs of the Agreement are to be funded from the General Fund, Recreation Department, account designated for Community Bus Services No. 001-72-01-572-31-60; present available funding of One Hundred Twenty Five Thousand Three Hundred Dollars (\$125,300.00) coupled with existing open Purchase Orders in this account provide sufficient financial resources to pay the Agreement amount through the City's current fiscal year.

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 March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

**FIRST RENEWAL OF AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA,
AND LIMOUSINES OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION
D/B/A LSF SHUTTLE**

This is a First Renewal of an Agreement (the "Renewal"), which Agreement dated May 7, 2015 (the "Agreement") exists between the City of Dania Beach, Florida, a Florida municipal corporation (the "City") and Limousines of South Florida, Inc., a Florida corporation d/b/a LSF Shuttle (the "Contractor") for community bus services. A copy of the existing Agreement is attached as Exhibit "A", which is made a part of and incorporated into this Renewal by this reference. The City and Contractor wish to renew the Agreement for one (1) year up to and including May 7, 2018.

In consideration of the mutual covenants, terms and conditions contained in the Agreement and in this Renewal of it, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree to the following:

1. That the Agreement is renewed and it shall remain in effect up to and including May 7, 2018.
2. That the terms and conditions of the Agreement will remain the same throughout the term of this Renewal of it.
3. The cost of the one (1) year renewal is Two Hundred Twenty Two Thousand Five Hundred Dollars (\$222,500.00).
4. That in all other respects, the Agreement is ratified and reaffirmed and remains in full force and effect.

IN WITNESS OF THE FOREGOING, the parties have executed this Renewal on _____, 2017.

CITY:

ATTEST:

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

LOUISE STILSON, CMC
CITY CLERK

ROBERT BALDWIN
CITY MANAGER

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CONTRACTOR:

LIMOUSINES OF SOUTH FLORIDA,
INC., a Florida Corporation d/b/a
LSF SHUTTLE

ATTEST:

Signature

PRINT Name

Signature

PRINT Name

TITLE

STATE OF FLORIDA
COUNTY OF _____

BEFORE me on _____, 2017, personally appeared Mark Levitt, as President of Limousines of South Florida, Inc., a Florida corporation, d/b/a LSF Shuttle who acknowledged execution of the foregoing renewal of the Agreement for the use and purposes mentioned in it, and that the instrument is the sole act and deed of the Contractor. Such person is personally known to me or has produced _____, as identification.

NOTARY PUBLIC
State of Florida

PRINT Name of Notary

My Commission Expires:

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)		
Approve Resolution for AMC Surveillance System		

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo, Resolution



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

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

Memo #: DFA-17-010

FROM: Robert Baldwin, City Manager

BY: Nicki Satterfield, Finance Director

DATE: February 14, 2017

SUBJECT: Approval to exceed \$25,000 annual vendor threshold – AMC Surveillance Camera & Electronics, Inc. not to exceed \$40,000.00

The City Administration believes it is in the best interest of the City to have continuity in the installation and maintenance of the City-wide surveillance system. Therefore, in FY 2017, the City entered into an annual maintenance agreement with AMC Surveillance Cameras in an annual amount of \$13,720.00 for the citywide preventative maintenance.

Additional repairs and installation of new cameras outside the preventative maintenance agreement have totaled \$6,311.00 to date resulting in a current vendor total of \$20,031.84.

The City Commission also approved in the FY 2017 budget a capital purchase to replace all existing analog cameras in the garage with digital cameras.

The maintenance agreement in conjunction with the repairs and installation of new cameras is anticipated to exceed the City's \$25,000.00 purchase threshold for a single vendor and, therefore, requires Commission approval.

Therefore, the City Administration is requesting the City Commission to purchase equipment and maintenance from AMC Surveillance Camera & Electronics, Inc., in an amount not to exceed \$40,000.00. Funding for these purchases is appropriated and is to be made within the respective Departments' approved budget and in accordance with the City of Dania Beach Purchasing Policy.

Below is the breakdown of maintenance and repair expenses for the current fiscal year by Department along with the estimated cost for the remaining 6 months.

Annual Maintenance	\$13,720.00
Public Services	\$ 1,981.00
Building	\$
Marina Project	\$
Parking	\$ 350.00
Pier Fund	\$ 1,632.00
Recreation	\$ 233.00
Marina Fund	\$ 2,115.84

Year-to-Date	<u>\$20,031.84</u>
---------------------	---------------------------

Estimate through 9-30-17

Garage Conversion – Digital (Approved CIP)	\$ 8,000.00
Marina – Camera Repair	\$ 280.00
Pier – Infrared Remitters for Nighttime	<u>\$ 3,200.00</u>
Sub-total including Estimate to 9-30-17	\$31,511.84

Addt'l Contingency- Emergency Repairs	<u>\$ 8,488.16</u>
--	---------------------------

NOT TO EXCEED TOTAL

\$40,000.00

Recommendation

Staff recommends approval of the Resolution to exceed the vendor threshold of \$25,000.00 for AMC Surveillance Camera & Electronics, Inc. in a not to exceed amount of \$40,000.00 for fiscal year 2017 and provide additional funding appropriation of \$3,200.00 in the Pier Fund from reserves.

RESOLUTION NO. 2017-022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS, FOR SURVEILLANCE SYSTEM CAMERA MAINTENANCE AND REPAIRS PURCHASED FROM AMC SURVEILLANCE CAMERA & ELECTRONICS, INC. FOR FISCAL YEAR 2016-2017, ENDING SEPTEMBER 30, 2017, INCLUSIVE OF EXISTING PURCHASES AND POTENTIAL FUTURE REPAIRS THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) FOR A CURRENT AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000.00); PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City entered into an annual maintenance agreement October 1, 2016 for fiscal year 2016-2017, with AMC Surveillance Cameras in an annual amount of Thirteen Thousand Seven Hundred Twenty Dollars (\$13,720.00) for citywide protection; and

WHEREAS, additional repairs and installation of new cameras outside the original agreement have totaled Six Thousand Three Hundred Eleven Dollars (\$6,311.00) to date resulting in a current vendor total of Twenty Thousand Thirty One Dollars and Eighty Four Cents (\$20,031.84); and

WHEREAS, the Pier Fund is in need of appropriations for the installation of infrared remitters for the cameras located near the Pier and Quarterdeck Restaurants in the amount of Three Thousand Two Hundred Dollars (\$3,200.00); and

WHEREAS, the City Administration anticipates the possible addition of future upgrades or necessary system repairs or both to the camera surveillance systems in the current fiscal year; and

WHEREAS, the future upgrades and further installations and repairs may exceed the annual Twenty Five Thousand Dollars (\$25,000.00) City purchase threshold for a single vendor and, therefore, City Commission approval is required; and

WHEREAS, the City Administration believes it is in the best interest of the City to have continuity in the installation and maintenance of the City-wide surveillance system;

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 surveillance cameras and related maintenance and repairs from AMC Surveillance Camera & Electronics, Inc., in an amount exceeding the annual amount of the Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor in a not-to-exceed amount of Forty Thousand Dollars \$40,000.00 for fiscal year 2017. Further, the proper City officials are authorized to execute documents related to this approval.

Section 3. That all Departments’ purchases from AMC Surveillance Camera & Electronics, Inc. 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.

Section 4. That funding shall be made available and appropriated in the Pier Fund from reserves in the amount of Three Thousand Two Hundred Dollars (\$3,200.00) to the Pier Fund Repair and Maintenance of Equipment Account No. 405-7215-572-46-10.

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

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

PASSED and ADOPTED on March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT 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

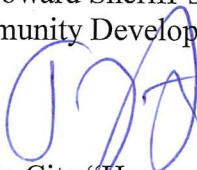
Memo, Ordinance

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 March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: 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," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff report, Applicant and Backup, Ordinance



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

DATE: March 14, 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 *CL Lajoie*

SUBJECT: **VC-120-16/VA-08-17:** 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 (SECOND READING) and a variance to allow the resulting Right-of-Way to be less width than required by the Land Development Code.

VARIANCE REQUEST

To allow a twenty-five (25) foot wide Right-of-Way, LDC requires a fifty (50) foot minimum; per Section 815-20.

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 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.

VARIANCE

The City's LDC states existing or dedicated streets are "designated and determined to have a prescribed width of fifty (50) feet". If the vacation request is granted, the resulting Right-of-Way width will be twenty-five (25) feet, thereby necessitating a variance to allow the reduced width.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."
- (2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."
- (3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."
- (4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."
- (5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The applicant provided a justification statement identifying how their requests are consistent with the Variance criteria.

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.

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 and Variance requests meet the criteria identified in the Land Development Code (LDC). Recommend approval of the vacation Ordinance and variance resolution.



**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.

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

- | | |
|---------------|---|
| 1) 10:00 A.M. | SP-37-03MOD A, FOREST VIEW RECREATION BLDG., SW 35 TH AVE., 2 ND REVIEW |
| 2) 10:30 A.M. | SP-100-16MOD, BRAHA, 225-226 E. DANIA BEACH BLVD., 2 ND REVIEW |
| 3) 11:00 A.M. | SP-111-16, WHISPERING OAK (IPPOLITO), 7.25 AC PARCEL ON NW CORNER OF SW 48 TH ST. & SW 25 TH AVE., 2 ND REVIEW |
| 4) 11:30 A.M. | SP-113-16, ISGETTES RUNWAY, SW 29 TH TERR., 2 ND REVIEW |
| 5) 12:00 P.M. | OT-120-16, DANIA POINTE RIGHT-OF-WAY, SW 18 TH CT., 1 ST REVIEW |
| 6) 12:30 P.M. | SP-122-16, DANIA POINTE BURGER KING, 1800 STIRLING RD., 1 ST REVIEW |
| 7) 1:00 P.M. | SP-125-16, CANAL GROVE, 4660 SW 33 RD AVE., 1 ST REVIEW |

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
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:

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



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).
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3. Provide approval letter from FDOT regarding resulting roadway connection.

SITE PLAN

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 - (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."
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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.
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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 Luperon	guille@EPGowtRactor.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 KEATSE	TOMKEATSE@AOL.COM	DANIA BEACH
Robert Lohme	Robert@Lohme.com	Robert Lohme
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
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.

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

- | | |
|---------------|---|
| 1) 10:00 A.M. | SP-37-03MOD A, FOREST VIEW RECREATION BLDG., SW 35 TH AVE., 2 ND REVIEW |
| 2) 10:30 A.M. | SP-100-16MOD, BRAHA, 225-226 E. DANIA BEACH BLVD., 2 ND REVIEW |
| 3) 11:00 A.M. | SP-111-16, WHISPERING OAK (IPPOLITO), 7.25 AC PARCEL ON NW CORNER OF SW 48 TH ST. & SW 25 TH AVE., 2 ND REVIEW |
| 4) 11:30 A.M. | SP-113-16, ISGETTES RUNWAY, SW 29 TH TERR., 2 ND REVIEW |
| 5) 12:00 P.M. | OT-120-16, DANIA POINTE RIGHT-OF-WAY, SW 18 TH CT., 1 ST REVIEW |
| 6) 12:30 P.M. | SP-122-16, DANIA POINTE BURGER KING, 1800 STIRLING RD., 1 ST REVIEW |
| 7) 1:00 P.M. | SP-125-16, CANAL GROVE, 4660 SW 33 RD AVE., 1 ST REVIEW |

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Macee Wray at (954) 924-6805 x 3653 or mwray@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.
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- ☐ 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



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COMMUNITY DEVELOPMENT DEPARTMENT
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Routing Date: November 21, 2016

PZ Log No: OT-120-16

Project: BURGER KING RIGHT-OF-WAY
VACATION

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Department

12/16/16
Date

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CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

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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XXX Stirling Road
Zoning designation = C-2
FLU designation = Commercial
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704
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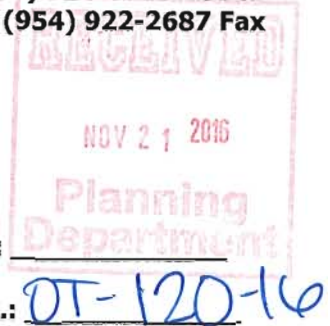
City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

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.: DT-120-16



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.

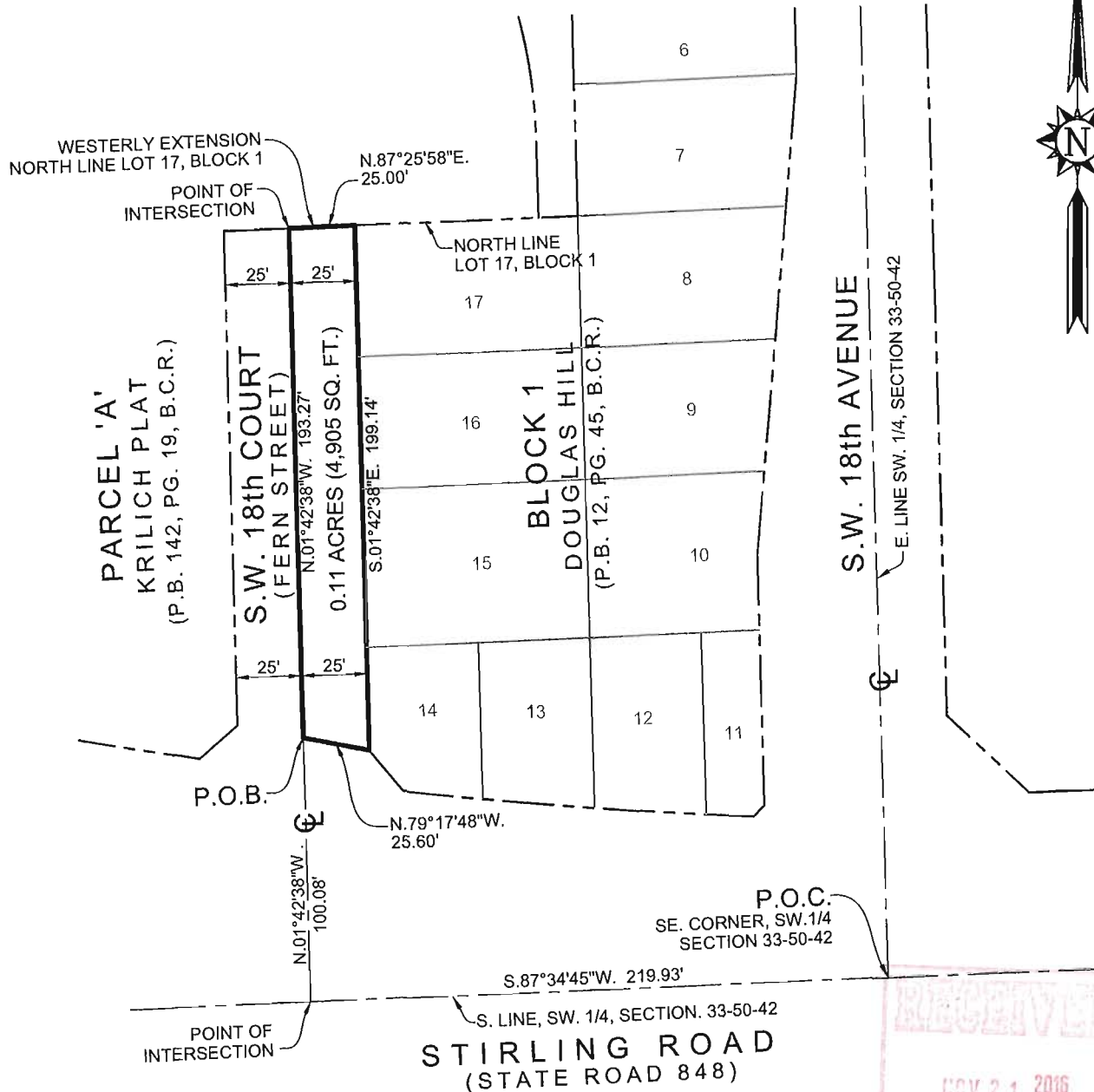
SURVEYORS - MAPPERS

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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'

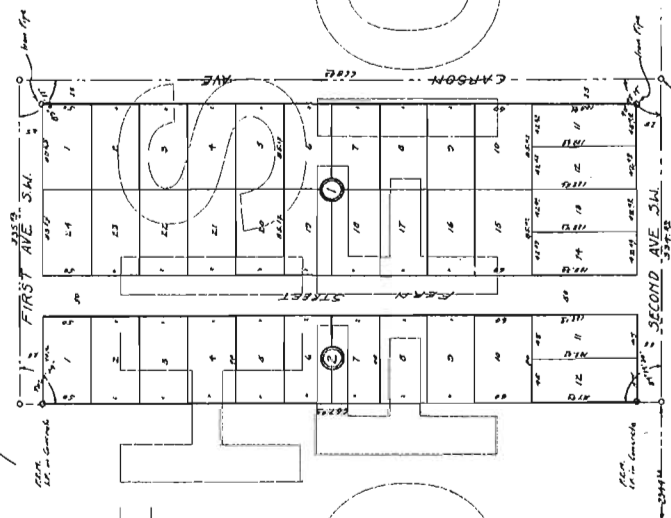


GRAPHIC SCALE

DOUGLAS HILL
IN SECTION 33 T50S R42E
CITY OF HOLLYWOOD FLORIDA
BROWARD COUNTY FEB 17, 1926. SCALE 1"=60'



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that the above is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Public Record of Broward County, Florida, and that the same is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Public Record of Broward County, Florida, and that the same is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Public Record of Broward County, Florida.



Style of Florida
1. The lot, registered under the name of the State of Florida, being hereby certified that this is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Public Record of Broward County, Florida, and that the same is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Public Record of Broward County, Florida.

82834

Know all men by these presents that the State of Florida, by its duly authorized officers, do hereby certify that the above is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Public Record of Broward County, Florida, and that the same is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Public Record of Broward County, Florida.

Witness my hand and seal of office this 17th day of February, A.D. 1926.

Attest my hand and seal of office this 17th day of February, A.D. 1926.

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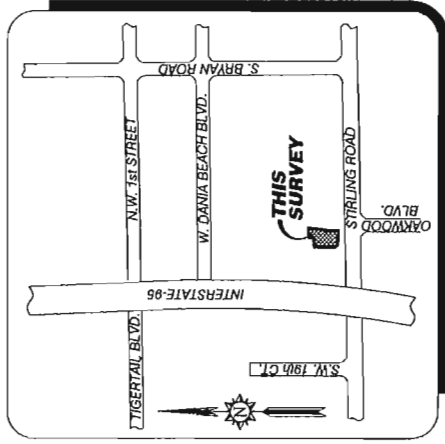
Attest my hand and seal of office this 17th day of February, A.D. 1926.

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Attest my hand and seal of office this 17th day of February, A.D. 1926.

ALTA/NSPS LAND TITLE SURVEY
BURGER KING

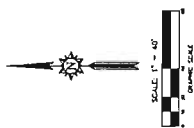
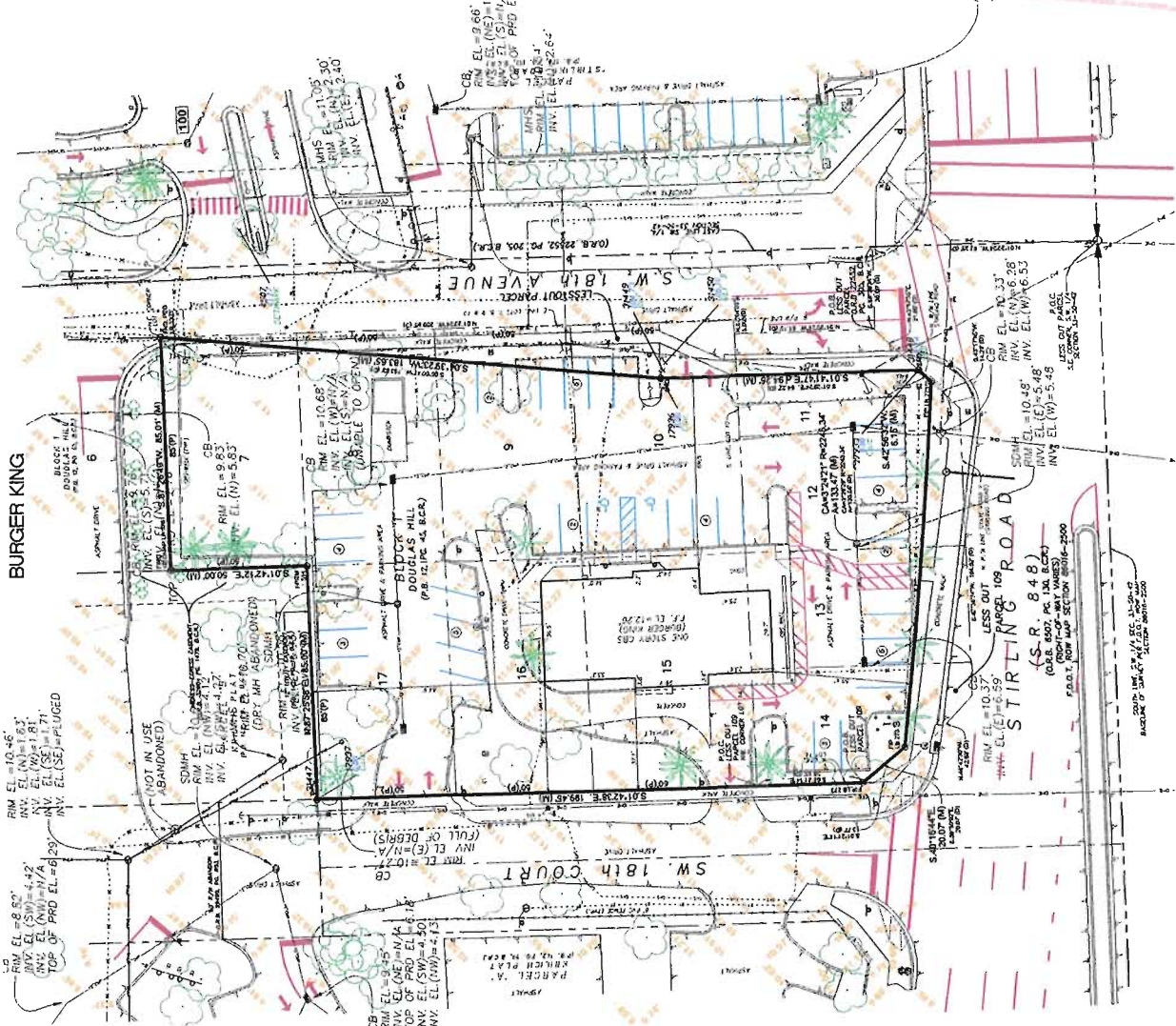


LOCATION MAP
NOT TO SCALE

ZONING DATA:									
PROPERTY IS LOCATED WITHIN THE CITY OF SANTA RALPH (C-7) COMMUNITY BUSINESS DISTRICT									
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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. 0/00/15	DRAWN : DRI	CHECKED: RGO	FIELD BOOK :	WORK/REV(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.
BUYERS - MAPERS
Florida Licensed Buyers
and Mapping Business No. 0533
4415 W. Royal Avenue, Town of Dade, Florida 33147

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

F1



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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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.

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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.

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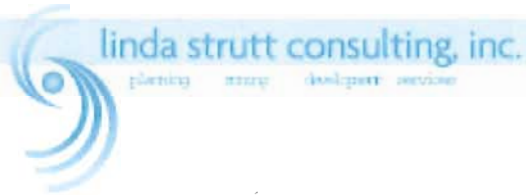
Please don't hesitate to contact me if you have questions or need additional documentation.

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*



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.

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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
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 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 March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION

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, Development Design Guidelines (DDG), Ordinance



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

DATE: March 14, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **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 Stirling Road, 90 SW 18 Avenue 1, and 91 SW 18 Avenue 2 (SECOND 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 7 – Change to read; "however, shall be permitted to remain and, or redeveloped at those densities and intensities previously approved by the City".
2. Page 13 – Describe in DDG further what ancillary uses are, as previously discussed.
3. Page 39(2)(2) – Change required planting density in Type 2 & Type 3 buffers and add walls with landscaping for Bryan Road when Type 2 is used.
4. Page 39 (5) Add "specific to Block XI", as previously discussed.
5. Page 41, Sec (9)(1) – clarify need for proposed change. Add section reference for clarification, as previously discussed.
6. Add language that states that the development regulations to be following when redeveloping previously existing uses in Block VI must follow the City's LDC.

These changes are identified in the DDG document as strike through for language deleted and underline for language added.

CITY COMMISSION PREVIOUS ACTION

On February 28, 2017 the City Commission approved this item on first reading.

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.

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

DEC 01 2016

Planning
Department

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, MGR/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

RECEIVED
FILE
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

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: Dec 01, 2016

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK
9/27/16	JRL	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



STONER & ASSOCIATES, INC.

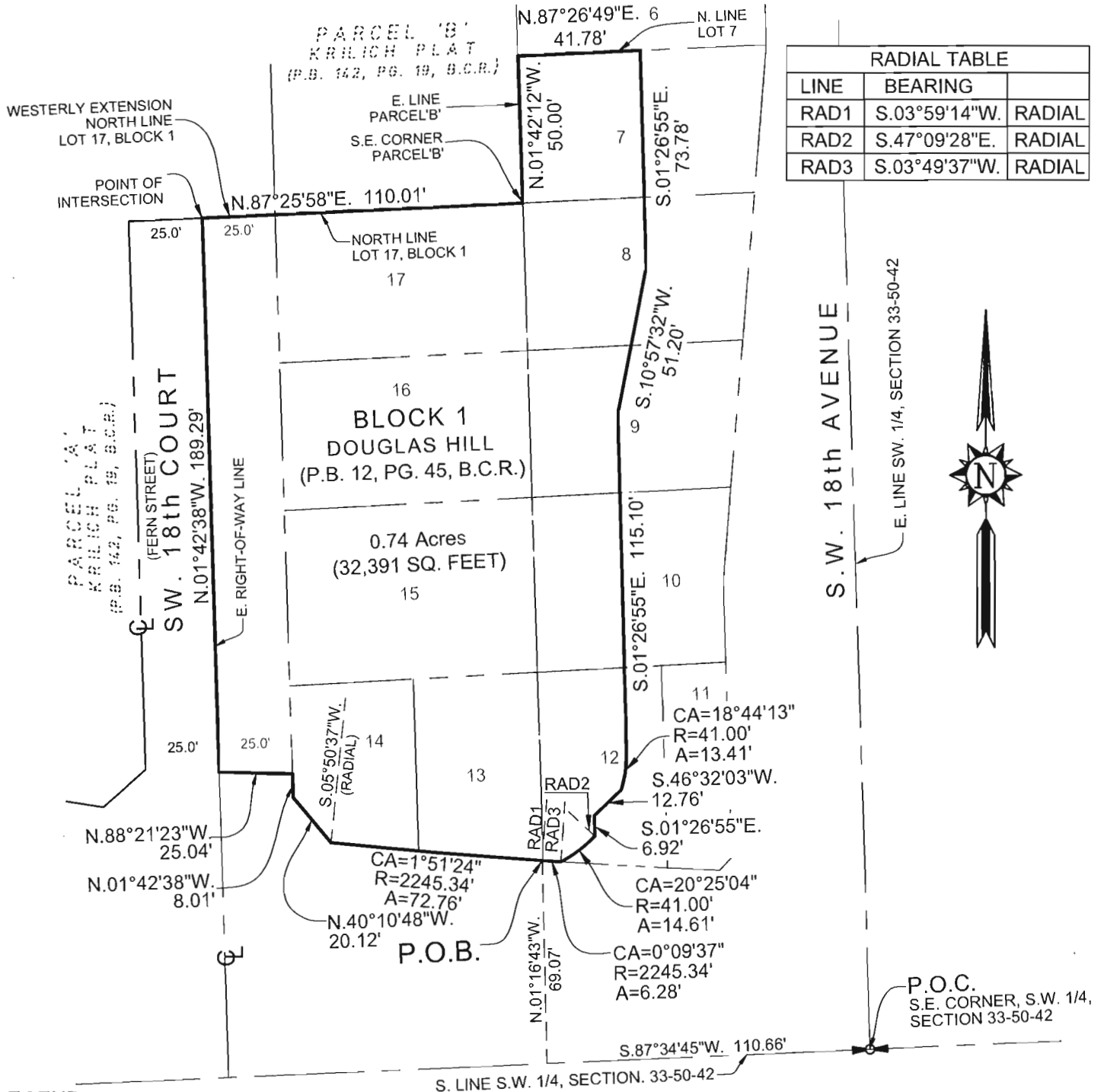
SURVEYORS - MAPPERS

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



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.

Carrie, Anne-Christine

From: Carrie, Anne-Christine
Sent: Friday, February 17, 2017 9:54 AM
To: Linda Strutt
Cc: LaFerrier, Marc; Lajoie, Corinne; Wray, Macee; Norena, Eleanor; Lozandier, Daniel
Subject: Property Signs for Burger King Rezoning

Good morning Linda:

As discussed over the phone, the property signs for your rezoning application (RZ-123-16), scheduled for public hearing on February 28, 2017, is ready to be picked up. Please note that the sign must be posted on the subject property today. Upon your arrival, you may inform the women at the front counter that you are here to pick up your signs from me. Please contact me via e-mail with any questions or concerns.

Cordially,

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



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

Kimley»»Horn

February 13, 2017

Corinne Lajoie, AICP
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

RE: Dania Pointe Development Design Guidelines (DDG)

Dear Ms. Lajoie,

Please accept the following responses to your comments dated February 7, 2017 concerning the above referenced project; page numbers within the DDG are provided in the parenthesis, where applicable.

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.

Response *The language has been revised per this comment.*

2. Page 7 – justify why this change is necessary.

Response *The intent of this language is to recognize previous approvals by the City of Dania Beach and/or the vesting of development rights.*

3. Page 13 – excluding ancillary uses cannot occur unless limits are specified. Explain further.

Response *Ancillary uses are subordinate to and intended to support the primary use (hotel). It is assumed (understood) that these ancillary uses comprise a limited amount of the existing hotel in relation to the size (square feet) of the primary use and generally do not generate additional impacts to the overall site (e.g., parking) beyond those of the primary use.*

4. Page 38(1)(3) – justify why the perimeter buffer landscaping Type 3 should be reduced by ten (10) feet.

Response *The landscape standard was provided in part to minimize the potential visual effects of a larger, single tenant user along this portion of the project. However, based on recent plans, this area is proposed for smaller, detached buildings which also reduce the visual impacts. The primary difference between the Type 2 and Type 3 Buffer is the width; all other standards for the number and placement of landscape materials is identical. The reduction of the width will cause the buffer area to appear more dense creating a more visually pleasing aesthetic.*

5. Page 39(2)(2) – justify the need for the proposed language.

Response *This additional language was intended to further enhance the visual aesthetics along this corridor and serve as a “trade-off” by creating (requiring) additional building design and accent features mimicking public facing sides of the building.*

6. Page 39 (4) staff objects to the proposed language.

Response *This standard was intended to apply generally to the area around SW 18th where a portion of the existing road/ROW is bisected by the boundaries of the development (i.e., ownership). In addition, the intent was to create a seamless transition between existing areas which are generally integrated or will be upon their development without creating an artificial barrier.*

7. Page 41, Sec (9)(1) – clarify need for proposed change.

Response *Proposed modifications within (9)(1) are limited to an update of references only.*

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.”

Response *This language has been added as requested.*

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.

Response *The Applicant requests further dialogue with regard to this request.*

10. Page 43 – (5) Delete following proposed language "shall not be required to be shown on the Site Sign Plan."

Response *This standard is specific to internally oriented/internal traffic directional signs which may during the course of construction need to be adjusted due to sight triangles, utilities, landscape areas, etc.*

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."

Response *This language has been added as requested.*

12. Page 43 – (6) delete added language.

Response *The Applicant requests further dialogue with regard to this request.*

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."

Response *The intent of this standard is to establish a threshold for redevelopment which would cause the development to be brought into compliance with the DDG. The intent is not to require minor repairs, updates including but not limited to painting, façade repairs, landscape maintenance, parking lot restriping, etc., to trigger a complete site redevelopment.*

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'MTH', followed by a long horizontal flourish.

Melibe S. Thomas, P.E.
Vice President

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

Kimley»»Horn

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: _____

Date Rec'd: _____

Petition No.: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 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 Subdivsion & 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.

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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 Tammie James
(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).**

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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

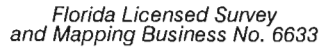
DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
10/27/16	DRL	RGC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

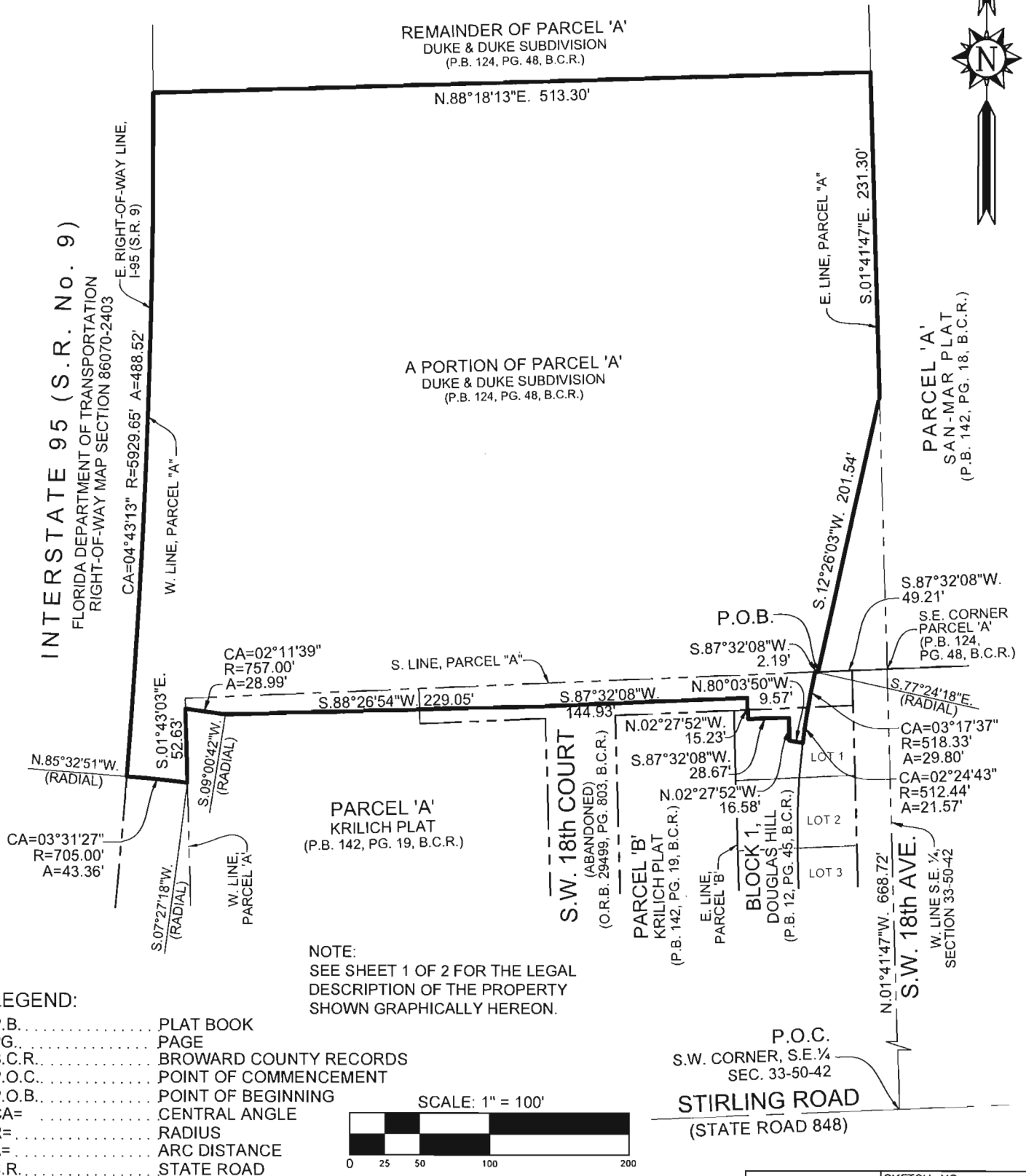
SHEET 1 OF 2

SKETCH NO.
14-8058_HYATT



Fax (954) 585-3927

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



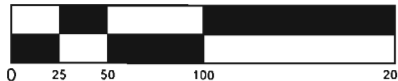
NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

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
CA=	CENTRAL ANGLE
R=	RADIUS
A=	ARC DISTANCE
S.R.	STATE ROAD



SCALE: 1" = 100'



GRAPHIC SCALE

SHEET 2 OF 2

SKETCH NO.
14-8058 HYATT

TRANSMITTAL LETTER

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

DATE: December 1, 2016
SUBJECT: Dania Pointe PMUD
Rezoning



TRANSMITTED:

() Plat(s) (x) Justification Statement (x) Legal(s) () Franchise Utility Requests
() Survey(s) () Report (x) Fee (x) Signed Application(s)

Copies	Date	No.	Description
1			Rezoning Application (signed) BK Sterling
10			Signed & Sealed Legal Sketches: BK Sterling
1			Check in the amount of \$6,000
1			Rezoning Application (signed) BRE Polygon
10			Signed & Sealed Legal Sketches: BRE Polygon
1			Check in the amount of \$2,500
1			Justification Statement

() For Approval () Review and Comment () Approved As Noted
(x) For DRC () Approved As Submitted () Per Your Request
() For Your Information () For Records/Client () For Recordation

SENT VIA:

() First Class Mail () Messenger
() Express Service () Courier
() Parcel Post (x) Hand Delivery

REMARKS:

Attached are the executed rezoning applications for the Hyatt hotel site owned by BRE Polygon and the Burger King site owned by BK Sterling Investment requesting they be added to the Dania Pointe PMUD. As you may recall, they were originally included and had to be removed because we did not have owner approval at the time of the original application submittal.

The application form for City execution for the lift station site recently deeded by BRE Polygon to the City was sent to Macee Wray. This site is included in the legal sketch for the BRE Polygon parcel and in that application fee.

As noted in the justification and description statement, the SW 18th Ct. ROW we are requesting to be vacated is included in the BK legal but the additional ROW we intend to dedicate to the City for SW 18th Avenue is not included so the public road will remain outside of the PMUD boundaries.

Please contact me if you have questions or need anything else to schedule these requests for DRC.

Linda Strutt, AICP
227 Goolsby Boulevard
Deerfield Beach, Florida 33442
(954) 426-4305 (754) 264-2184 cell

Attachments

Copies to: Peter Flint
Melibe Thomas
Steven Wherry
File

By: Linda C. Strutt



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 ("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 and adjacent to 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. 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

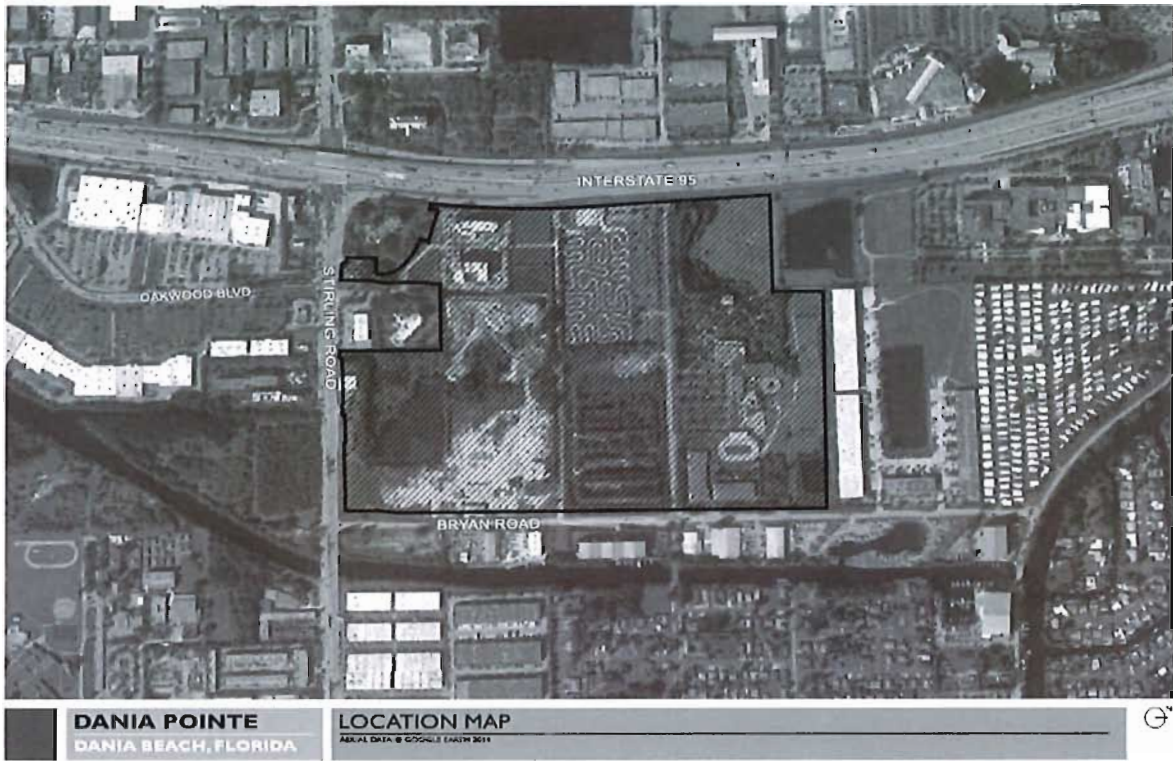
(2)



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. 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.



[illegible]

(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, VIII 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.

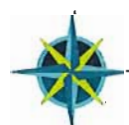


Table 2: Building Types

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).

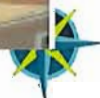
(A) ROUTES/ROADS/DRIVEWAYS

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:
 - Sidewalk along both sides, except along those roads as shown on the Pedestrian Connectivity Plan
 - Drainage structures
 - 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.
 - Flumes, sidewalk chases, sidewalk flumes
 - Manhole lids, drainage structures/lids permitted in sidewalks
 - High emphasis or decorative cross-walks, accessible ramps or similar
 - Bike lanes
 - Sharrows
 - Trench drains and linear-type drainage collection systems
 - Encroachments such as awnings and canopies may be allowed where the height provided does not conflict



- with vehicular traffic and landscape materials.
 - Pavers and other surface treatments are allowed for use on all internal drives, streets, sidewalks, parking and crosswalks.
 - 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:

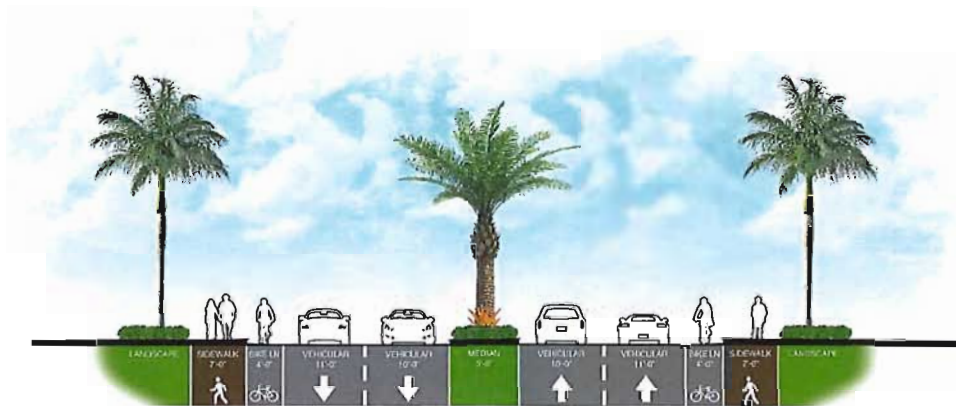
- (1) The dimensions provided in Table 3 represent minimum required dimensions.
- (2) The lane widths refer to single travel lane widths. Travel lanes do not include turn lanes.
- (3) On-street parking to be either angled or parallel parking adjacent to a travel lane.
- (4) The minimum sidewalk dimension 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.

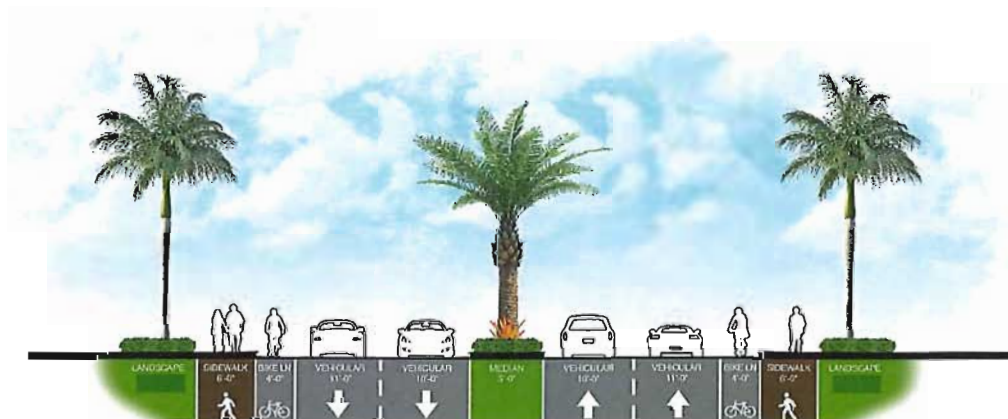
Boulevard

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



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

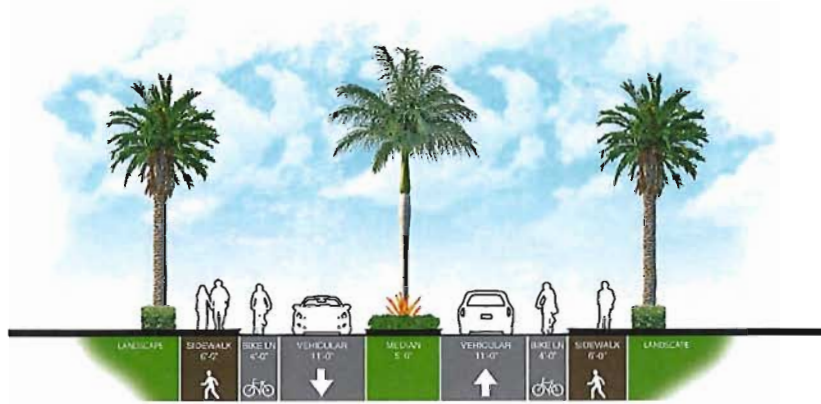


Boulevard B

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



unobstructed except for traffic control devices.

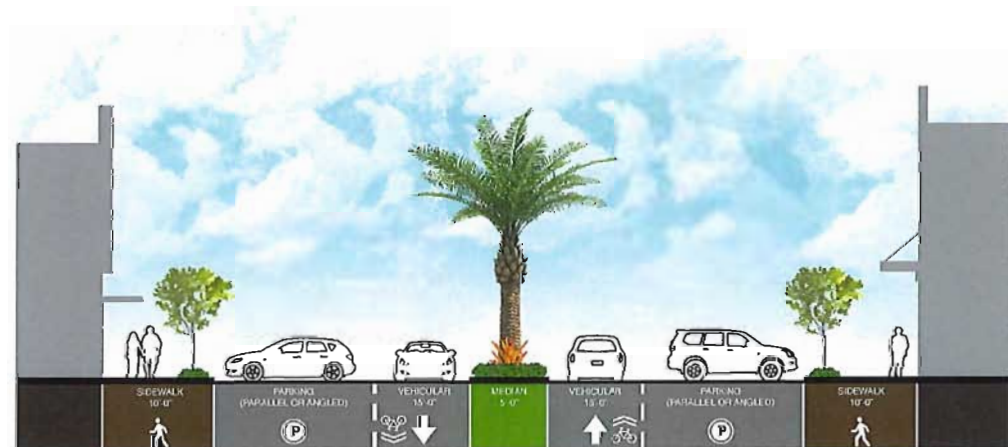


Boulevard C

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

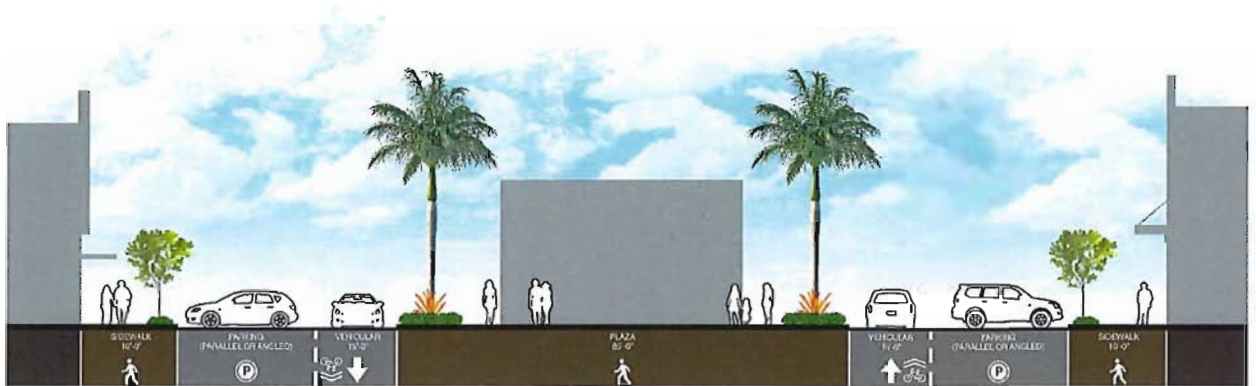
Avenue A and B shall include a landscape median, public space or a water feature; Avenue C shall not be required to provide these features. Off-street parking may also be incorporated in certain sections. In general, avenues are adjacent to commercial, office and hotels that will generate a higher pedestrian 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



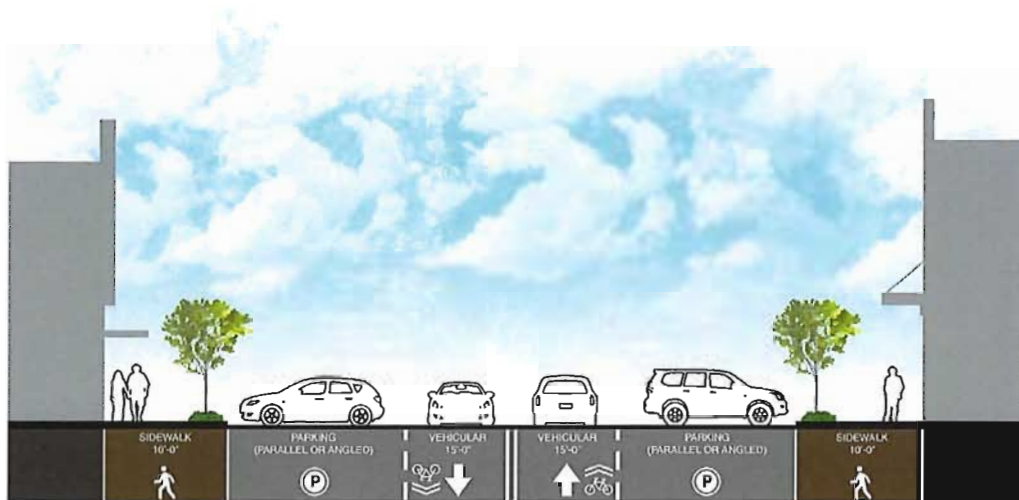


Avenue B

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 2: VEHICULAR CIRCULATION TYPES.

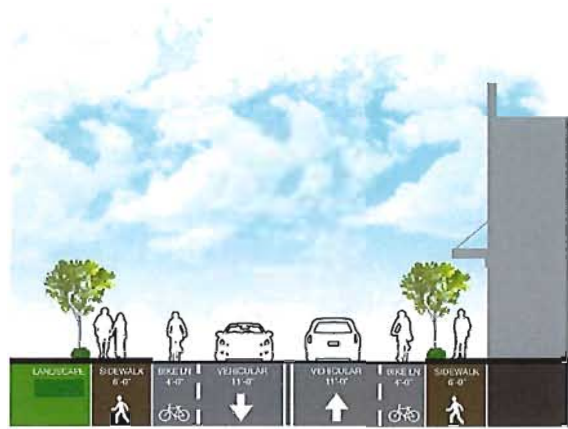
* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.

* SHARROWS MAY BE PROVIDED

Drives

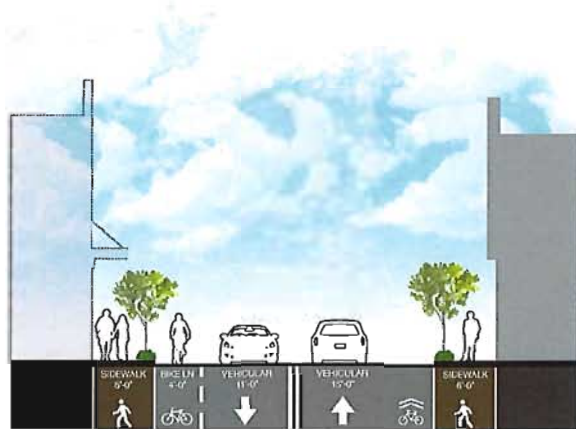


Drives do not include a median or on-street parking. A non-vehicular connection shall be provided on at least one side of the drive to connect Dania Pointe with the City's, County's or FDOT's sidewalk network. Drives may be located within areas where buildings front the drive on one or both sides and 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

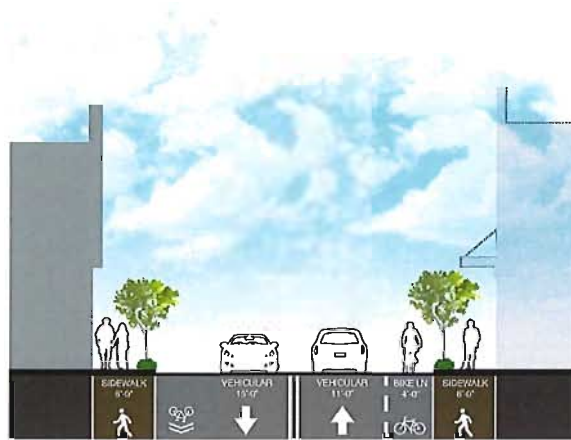
DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE
LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS



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



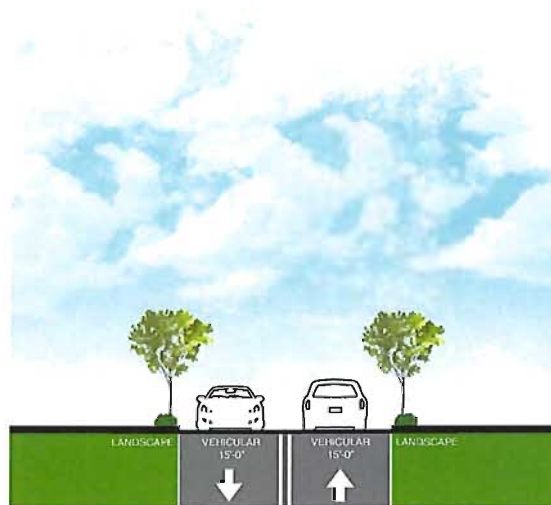


Drive C

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



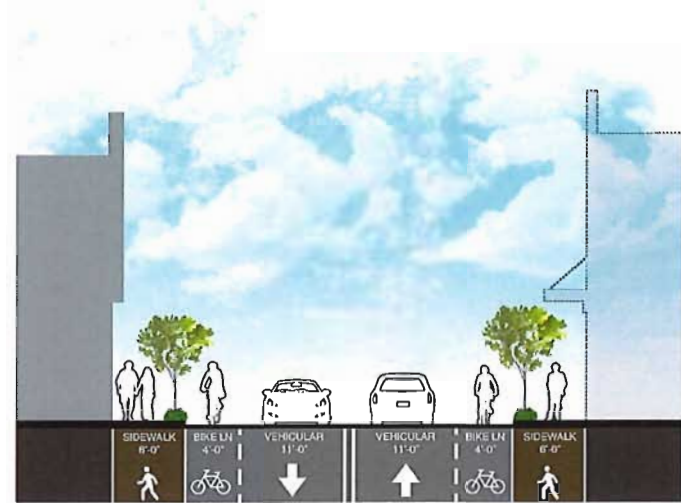
Drive D

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.

* 8'-0" MINIMUM SIDEWALKS TO BE PROVIDED ON SIDE OF STREET WHERE OCCUPIABLE BUILDINGS OCCUR.

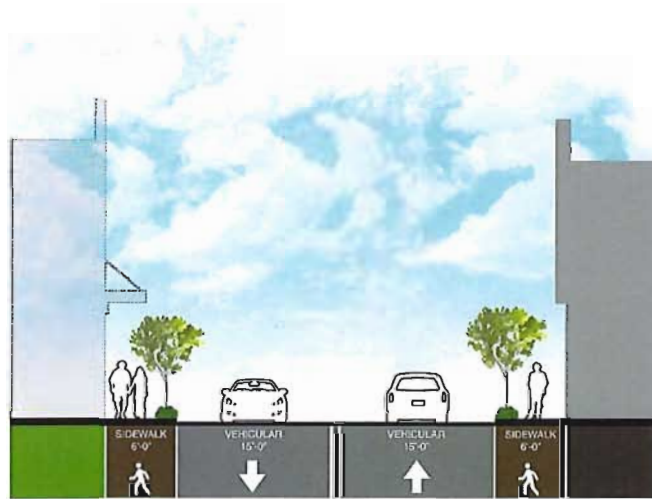




Drive E

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

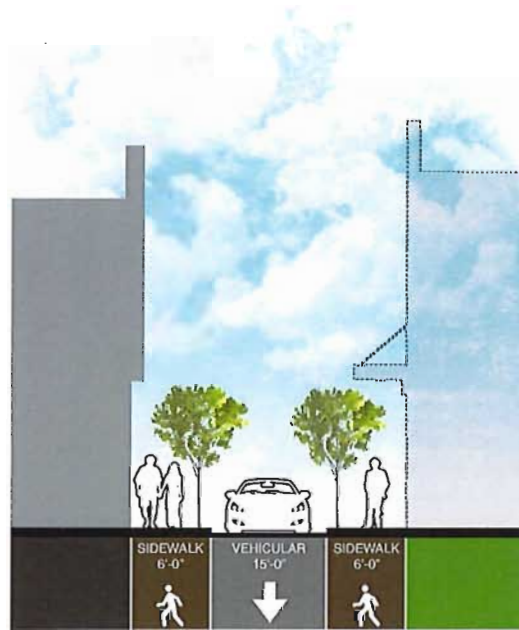
DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

- * 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.

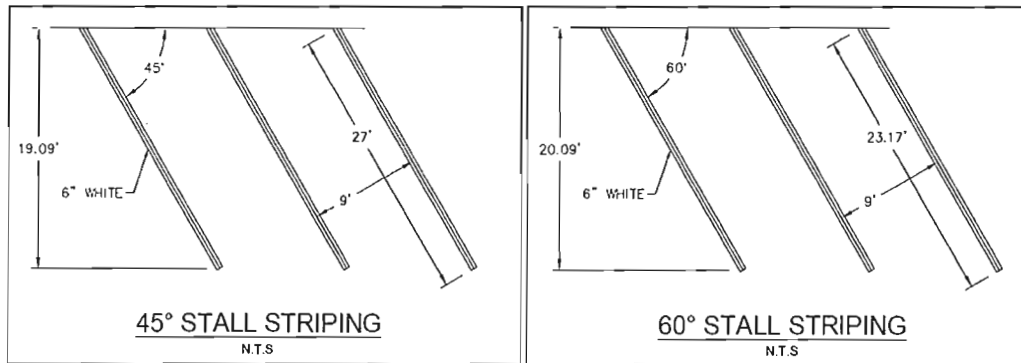
SEC (7) PARKING

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*



paces 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).24 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 but in all cases cannot be located in the right-of-way.

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 ~~45-17~~ 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 twenty square feet of signage per sign face on Bryan Road and up to 20 35 square feet of signage per sign face on Stirling Road. 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

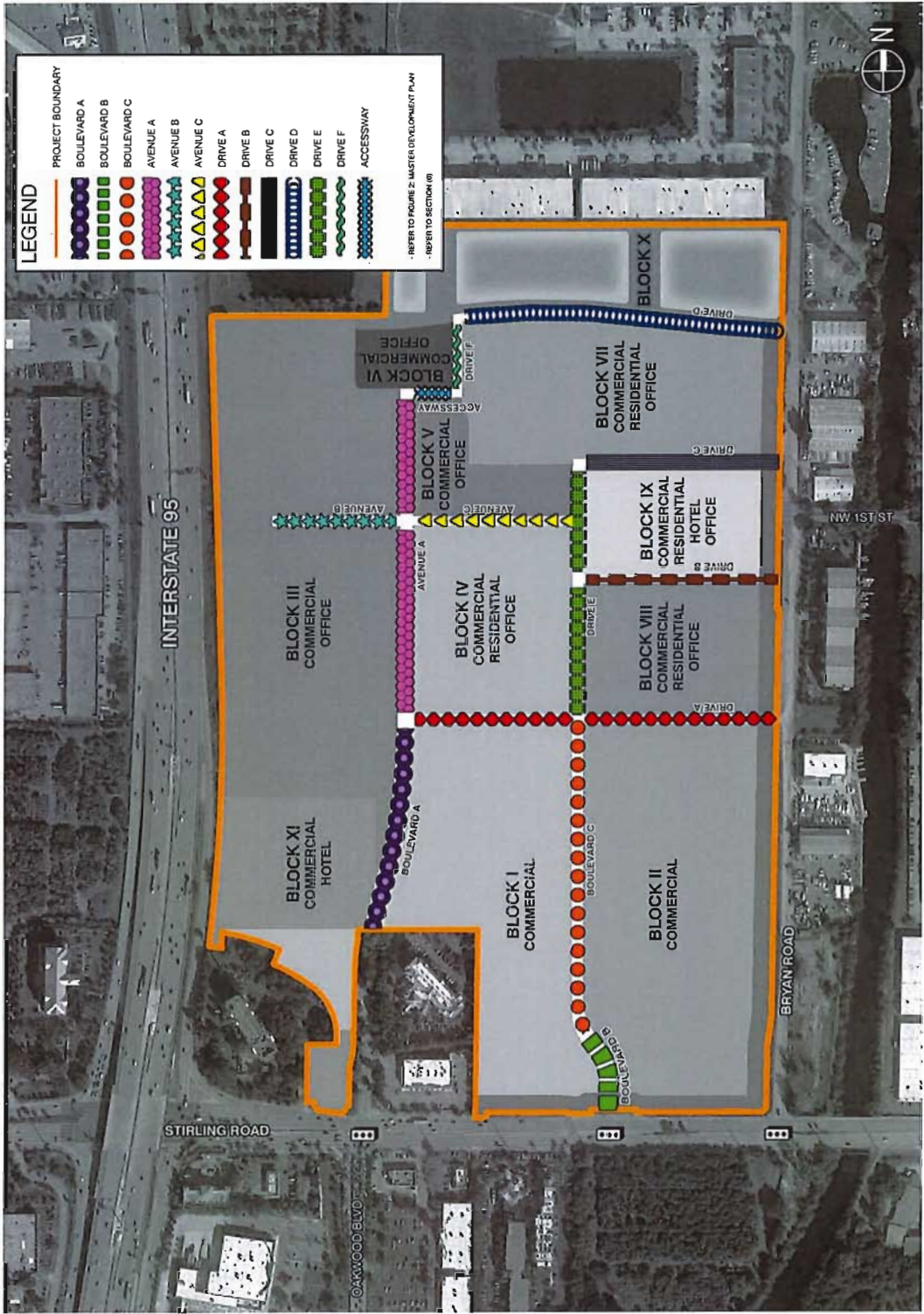


1. Generators may be located no less than 10 feet from the external perimeter of the PMUD; no other setback requirements shall be required; however, generators cannot be located within a perimeter buffer and must be screened from public view.
- (f) Accessory Gasoline Service Stations as identified in 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.





A – DANIA POINTE MASTER VEHICULAR CIRCULATION PLAN



B – DANIA POINTE MASTER PEDESTRIAN CONNECTIVITY PLAN



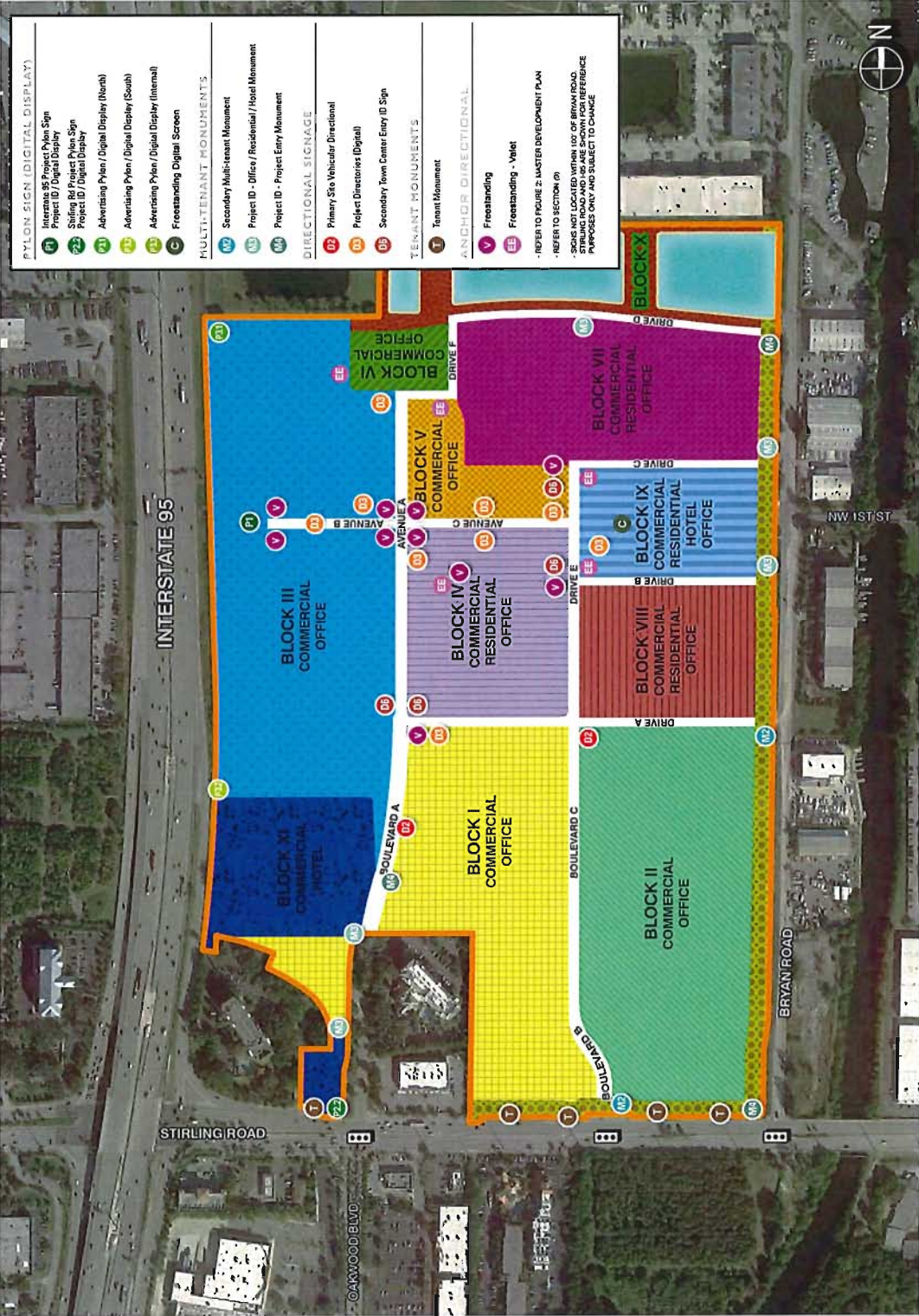
C – DANIA POINTE MASTER BICYCLE CONNECTIVITY PLAN



D – DANIA POINTE MASTER MULTIMODAL CONNECTIVITY PLAN

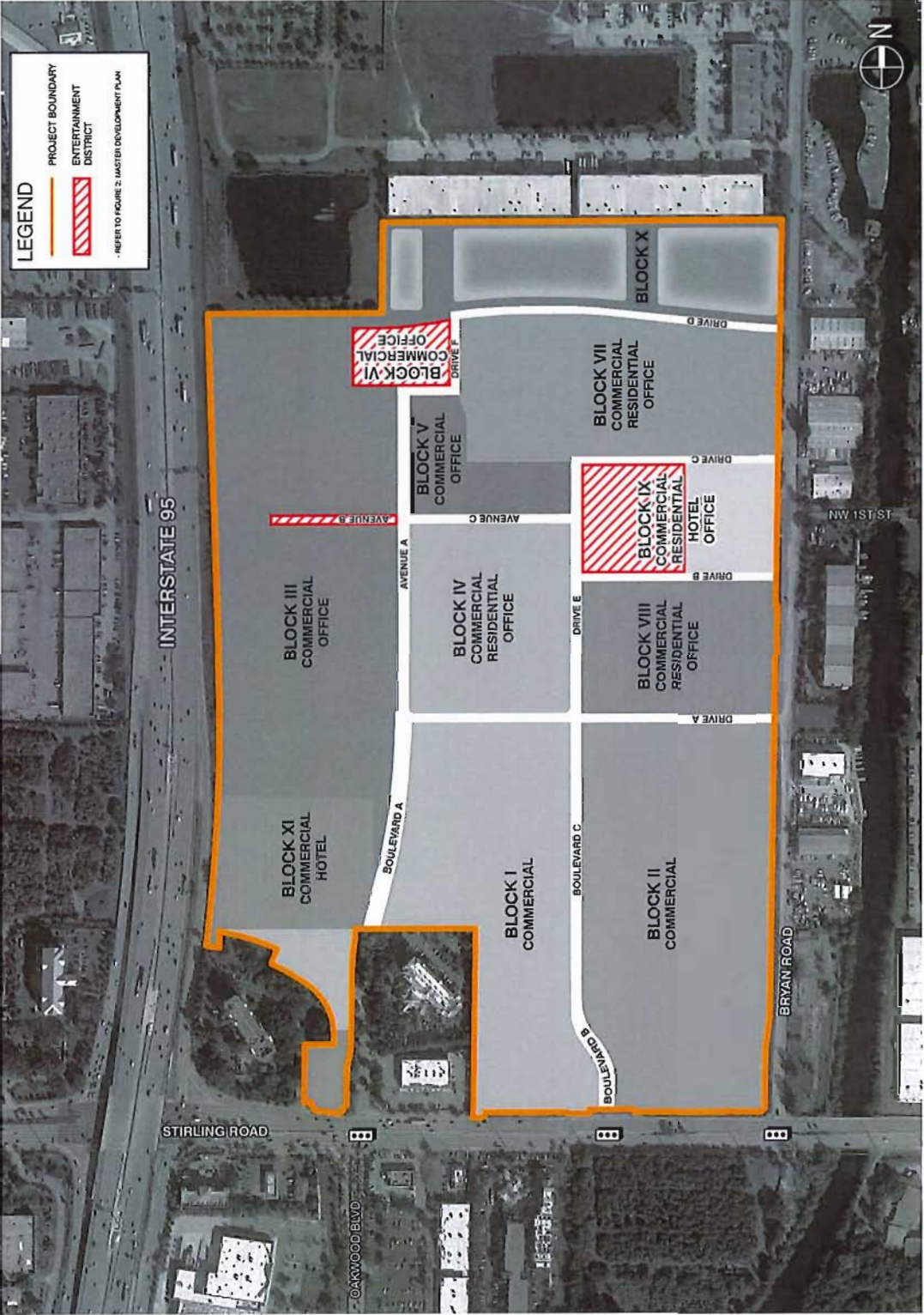


E – SITE SIGN PLAN





F – ENTERTAINMENT DISTRICT



G – PMUD ORDINANCE



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 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.



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 with the following conditions:

1. Page 7 – Change to read; “however, shall be permitted to remain and, or redeveloped at those densities and intensities previously approved by the City”.
2. Page 13 – Describe in DDG further what ancillary uses are, as previously discussed.
3. Page 39(2)(2) – Change required planting density in Type 2 & Type 3 buffers and add walls with landscaping for Bryan Road when Type 2 is used.
4. Page 39 (5) Add “specific to Block XI”, as previously discussed.
5. Page 41, Sec (9)(1) – clarify need for proposed change. Add section reference for clarification, as previously discussed.

6. Add language that states that the development regulations to be following when redeveloping previously existing uses in Block VI must follow the City's LDC.

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 March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL 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)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE SITE PLAN (SP-122-16) SUBMITTED BY BK STERLING INVESTMENT, LLC FOR PROPERTY LOCATED AT 1800 STIRLING ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”; 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, Site Plan, Resolution



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

DATE: March 14, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SP-122-16:** The applicant, Kimley-Horn and Associates – Melibe S. Thomas, on behalf of the property owner, BK Sterling Investments, LLC., is requesting a site plan approval for the construction of an approximately 2,740 square foot commercial fast food restaurant located at 1800 Stirling Road.

SITE PLAN

To allow the construction of a 2,740 square foot commercial fast food restaurant.

PROPERTY INFORMATION

ZONING:	Community Business District (C-2)
REQUESTING:	Planned Mixed Use Development (PMUD)
LAND USE DESIGNATION:	Commercial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The property is located on the north side of Stirling Road, east of Interstate 95. This is the current location of Burger King.

SITE PLAN

The applicant is proposing to construct a 2,740 square foot commercial fast food restaurant with a drive through window on the site. The proposed building will replace the existing fast food restaurant currently on the property.

In addition to the site plan request, the applicant has also submitted applications for Rezoning/Development Design Guidelines (DDG) amendment, Vacation of Right-of-Way and a Variance. Rezoning the property from C-2 to PMUD will allow the applicant to utilize the regulations identified in the DDG instead of those identified in the City's Land Development Code. The Vacation of Right-of-Way will allow the new site plan to relocate the building and drive through window approximately thirty-five (35) feet to the west, which will ultimately allow the developer of Dania Pointe to realign SE 18 Avenue.

The property has a significant number of existing, mature trees, including many Live Oaks, some of which the City's landscape consultant has indicated are specimen trees. The applicant is proposing to remove twenty (20) trees from the site and preserve seven (7). This will result in a payment to the City's Tree Trust Fund prior to issuance of a building permit.

The signs that are shown on the building elevations are not included in the site plan approval, as not detail has been provided for staff to review. The signage will be submitted for separate review at a later date.

Development Review Committee (DRC)

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

1. Applicant must submit a tree survey and tree removal/relocation plan prepared by a licensed arborist with a justification statement identifying how the proposed tree removals are limited to the minimum number necessary, as illustrated by the site plan, in accordance with Broward County and Dania Beach's tree preservation requirements, per the City's LDC, Section 825-80(B) prior to issuance of a building permit.
2. Final landscape plans must be submitted and approved prior to issuance of a building permit.
3. Payment to the City's Tree Trust Fund for removal of any tree prior to issuance of a building permit, in association with a tree removal permit.
4. In order to complete any further landscaping review, a PDF copy of the landscape and site plan must be provided. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com (Landscape Consultant).
5. Address Detail (BSO Fire).
6. Will the two drive thru aisles merged as one as driver approaches exit to Stirling Road? If so this must be taken into consideration in your pavement and striping plan. NEEDS CONSENT FROM ADJACENT PROPERTY OWNERS THAT THEIR EXISTING DRIVEWAY OPENING CAN BE PERMANENTLY CLOSED (Engineering).
7. Will the two drive thru aisles merged as one as driver approaches exit to Stirling Road? If so this must be taken into consideration in your pavement and striping plan. NEEDS CONSENT FROM ADJACENT PROPERTY OWNERS THAT THEIR EXISTING DRIVEWAY OPENING CAN BE PERMANENTLY CLOSED (Engineering).
8. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year , 25-year and 100-year, 24 hour and 72 hour flood stage elevations. STORMWATER CALCULATIONS NEEDS TO BE REVISED WITH ASSUMPTION OF ZERO DISCHARGE. WHERE IS C-18? DEFINITELY NOT WITHIN THE VICINITY OF THE PROJECT (Engineering).
9. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. PROPOSED FFE IS 12.5 FEET HOWEVER CALCULATED 100-YR 72-HR ELEVATION IS 17. ELEVATION REQUIRES THE HIGHER NUMBER(?) REVISIT YOUR CALCULATIONS (Engineering).

10. Proposed grading and drainage plan shall be based on the stormwater management calculations (Engineering).
11. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Antoine Johnson, Administrative Coordinator, Public Services Department to make an appointment, phone number 954-924-6808 ext. 3882, email: apollard@daniabeachfl.gov (Engineering).
12. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way (Engineering).
13. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
14. 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. 2nd time requested.

RECOMMENDATION

The Site Plan application meets all applicable regulations provided the DRC comments are made conditions of approval, also provided the Right-of-Way Vacation, Rezoning, and Development Design Guidelines amendment applications have been approved. Recommend approval of the resolution.



FILE COPY



February 1, 2017

Corrine Lajoie
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

**RE: Site Plan SP-122-16 – 2nd Review
Dania Pointe Burger King - Site Plan Comments**

Dear Ms. Lajoie,

Please accept the following responses to your comments dated January 26, 2017 concerning the above referenced project.

LANDSCAPE – DANIEL PAROBOK

Comment 1) Plans that include the removal of specimen trees without following City and County code requirements for tree preservation cannot be approved. Per Sec. 825-80(B) of the City Code, "A tree may be removed only when an applicant has demonstrated to the city that the proposed or existing developments cannot be located on the site without the removal of the tree, and that there is no practical way to avoid tree removal." This subsection further requires that removals be limited to the minimum number necessary with preference toward preserving the highest quality trees, and that remaining trees of high quality must be relocated.
Please revise the proposed plans to retain the vast majority of the trees in place, especially high quality specimen trees. For any trees proposed for removal, demonstrate through showing draft site plans and specific regulatory site development requirements, the efforts made to avoid tree impacts.
A number of these trees are of exceptional quality and if are demonstrated to be justified for impact, relocation will be required. Site plans will need to be revised to show these relocations either on site or onto the adjacent Dania Pointe property.
Please note that requirements for tree removal permitting are under the authority of the County and have been delegated to the City, and as such these requirements cannot be waived or eliminated through a variance.

Response 1) *Per discussion with Michael McCoy, an additional existing 40" oak tree was able to be preserved by adding a landscape island to the eastern side of the parking lot. Preservation of this oak tree in*

addition to the trees shown on the previous submittal, as well as submittal of the list of site plan iterations the Applicant underwent during development coordination for this parcel, satisfies the City's concerns regarding tree preservation for the area. Please see the tree disposition plan showing the site plan background with existing trees. A Tree Removal package is also contained within this submittal including Burger King Site Plan Iterations Memo, Tree Fund Calculations, a Tree List, as well as a Tree Removal Exhibit.

Comment 2) No further landscape plan review can occur until tree the above referenced tree preservation issues have been resolved, as addressing this issue is likely to substantially modify the proposed plans.

Response 2) According to the discussion in the DRC meeting with City last week, the landscape design has been approved and these revised tree preservation items will satisfy the City's request.

Comment 3) Note that plans that include tree removal cannot be approved until previously requested information regarding tree removals/mitigation for the various project phases of Dania Pointe is provided by the applicant, as those have landscape and mitigation calculations for this site.

Response 3) Acknowledged as well as please refer to Responses 1 and 2.

Comment 4) In order to complete any further landscaping review, a PDF copy of the landscape and site plan must be provided. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com

Response 4) A PDF copy of the current site plan and tree mitigation plans were emailed per your request.

FIRE MARSHALL'S OFFICE – SEAN BROWN

Tier 1 Comments

Comment 1) Fire Department Access Information as follows: a. All turning radii (demonstrated) – Broward County Fire Truck Dimensions must be verified by Fire Marshal's Office.

Response 1) *Acknowledged.*

Comment 2) CLOSED

Comment 3) Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test
- b. Building Construction Type and Square Footage
CLOSED
- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document). – THE APPLICATION IS REQUIRED TO HAVE THE GPM's NEEDED FOR MANUAL FIRE SUPPRESSION EFFORTS (#2) ON THE SHEET WHERE IT IS MARKED "NA"
- e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).
CLOSED

**Response 3) *a) Please see the attached Fire Hydrant Flow Test Analysis Report.
c) Please see the attached signed and sealed Fire Flow Demand Calculations.
d) Please see the attached, completed Application for Approval of the Fire Protection Water Supply Design and signed statement of verification.***

Tier 2 Comments

Comment 4) Additional Fire Department Access Information as follows:

- a. Fire Lane locations and striping detail (demonstrated)
CLOSED
- b. "NO PARKING" sign locations and sign details demonstrated

Response 4) *Please see the Site Plan, Sheet C-300, which displays the "NO PARKING" sign locations as well as details.*

Comment 5) CLOSED

Comment 6) CLOSED

Comment 7) Address Detail

Response 7) *This item will be addressed when building plans are submitted.*

Comment 8) CLOSED

ENGINEERING COMMENTS – RONNIE NAVARRO

Comment 1) Provide traffic study per attached guideline. PROVIDE A TRAFFIC STATEMENT, SIGNED AND SEALED BY THE ENGINEER OF RECORD.

Response 1) *The site is currently occupied by an existing Burger King. Forty-nine (49) P.M. peak hour trips are generated by the existing Burger King. The construction of the proposed Burger King will generate forty-four (44) P.M. peak hour trips. As the proposed Burger King generates less than the existing Burger King, no Traffic Study is required. However, please see the attached, signed and sealed Traffic Statement. The Traffic Statement was also emailed on January 31, 2017.*

Comment 2) CLOSED

Comment 3) Will the two drive thru aisles merged as one as driver approaches exit to Stirling Road? If so this must be taken into consideration in your pavement and striping plan. NEEDS CONSENT FROM ADJACENT PROPERTY OWNERS THAT THEIR EXISTING DRIVEWAY OPENING CAN BE PERMANENTLY CLOSED.

Response 3) *Per discussion with the City, this item will remain to be resolved prior to certificate of occupancy. The issue is regarding reducing Springhill's existing fenced-off access point to a possible future right-out only.*

Comment 4) Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations. STORMWATER CALCULATIONS NEEDS TO BE REVISED WITH ASSUMPTION OF ZERO DISCHARGE. WHERE IS C-18? DEFINITELY NOT WITHIN THE VICINITY OF THE PROJECT.

Response 4) *Please see the Drainage Summary Report enclosed in this submittal package. Under Section V. Pre-Development vs. Post-Development Analysis, paragraph D. Discharge, has been revised. The site is a closed basin; therefore, all storm water is collected onsite and there is zero discharge. The calculations reflect the assumption of zero discharge. Further, Broward County has approved the Surface Water Management License for Burger King. The approved license is attached. As discussed in the City DRC meeting, the design storms, listed in the report SFWMD 5 Years 1 Hour, 5 Years 24 Hours, 25 Years 72 Hours, and 100 Years 72 Hours, are adequate.*

Comment 5) Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. PROPOSED FFE IS 12.5 FEET HOWEVER CALCULATED 100-YR 72-HR ELEVATION IS 17. ELEVATION REQUIRES THE HIGHER NUMBER(?) REVISIT YOUR CALCULATIONS.

Response 5) *The nearest current FEMA base flood elevation is 8 and the proposed finished floor elevation is 12.25. On the Paving, Grading, and Drainage, Sheet C-400, the FEMA base flood elevation is stated on Note 22 under the Drainage Notes and the finished floor elevation is shown on the building footprint. Seventeen (17) reflects the amount of rainfall in inches, corresponding to the SFWMD 100 Years 72 Hours Storm Duration. Also, Pre-development and post-development stages have been added reflective of the calculations under Section V. Pre-Development vs. Post-Development Analysis, paragraph D. Discharge. As discussed in the City DRC meeting, this item is satisfied by referencing the 100 year stage elevation more clearly within the report.*

Comment 6) Proposed grading and drainage plan shall be based on the stormwater management calculations. PENDING

Response 6) *Acknowledged, the plans attached reflect the stormwater calculations which were approved by Broward county.*

Comment 7) CLOSED

Comment 8) A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Antoine Johnson, Administrative Coordinator, Public Services Department to make an appointment, phone number 954-924- 6808 ext. 3882, email: apollar@daniabeachfl.gov

Response 8) *Acknowledged. A meeting will occur during the design/permitting phase of the project. The restaurant already exists and is proposed to be demolished and rebuilt.*

Comment 9) Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.

Response 9) *Acknowledged, Article 415 does not apply to the Burger King property as the Burger King is not platted and there are no proposed public roadways to be constructed. However, a note has been added on Sheet C-400 stating that the contractor is responsible for repairing any sidewalk damaged by the proposed construction.*

Comment 10) CLOSED

Comment 11) CLOSED

Comment 12) Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

Response 12) *Acknowledged. Please see the enclosed CD containing the package. All elevations shown on the plans are based on NAVD 1988.*

SITE PLAN - CORRINE LAJOIE

Comment 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."

CLOSED

(J) "The location and dimensions of proposed setback lines."

(J) "The location, dimensions, bearings and curve data of proposed streets, alleys and driveways."

CLOSED

(M) "The location, dimensions, and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas." 2nd time requested.

- Identify the number of parking spaces required and the number provided on plans.
- Identify the number of loading spaces required and the number provided on plans.
- Identify the number of bicycle parking spaces required and the number provided on plans.

(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)."

CLOSED

(Y)(9) "Minimum lot area, width and depth required and provided."

CLOSED

(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)".

CLOSED

Response 1)

(J) Locations and dimensions of building setback lines are shown on the attached Site Plan, Sheet C-300 as well as are in accordance with the Dania Development Guidelines (DDGs). The DDGs require setbacks for Stirling Rd, Other Areas, and SW 18th Avenue. The required and provided setbacks are listed in the Site Data Table on the Site Plan, Sheet C-300.

(M) The locations and dimensions of entrances, exits, parking, loading, pedestrian, and vehicular use areas are shown on the Site Plan, Sheet C-300. There are no curb cuts proposed as SW 18th

Street is proposed on the roadway plans, and the access to Stirling is existing.

- ***The number of parking spaces required as well as provided are displayed in the Site Data Table on the Site Plan, Sheet C-300.***
- ***The number of loading spaces required as well as provided are displayed in the Site Data Table on the Site Plan, Sheet C-300. Dimensions of the loading area were also added to the Site Plan, Sheet C-300.***
- ***The number of bicycle parking spaces required as well as provided are displayed in the Site Data Table on the Site Plan, Sheet C-300.***

(N) Please see attached photometric plans.

(T) Existing and proposed pedestrian walkways and bicycle paths are labeled on the Site Plan, Sheet C-300. There are no connections to hotel, as discussed at DRC on January 26, 2017.

(U) Existing transit routes are offsite. There are no proposed transit easements or rights-of-way for transit easements. The bus shelter location that is offsite is identified on the Site Plan, Sheet C-300.

(Y)(10) The landscape buffers and setback requirements, per the DDG requirements, are shown on the Site Data Table on the Site Plan, Sheet C-300. Buffers not applicable to this site were removed from the Site Data Table. Further, there are no specific build-to lines.

Comment 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 collated package of all submittals including survey, floor plan, building elevations, civil, landscape and site plan, not 3 separate bundles of plans.

Response 2) The Burger King site plan application was complete, signed, and the site plan application fee was paid in full. Rezoning and amendment of the DDG will occur prior to or concurrent with site plan approval. Those applications were submitted separately. This resubmittal and future submittals will be collated as requested.

Comment 3) CLOSED

Comment 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 on the following roads:

- Stirling Road = minimum 106' per Broward County Trafficway Plan.
- SW 18 Avenue = minimum 61' + landscaped swale, per DDG.
- SW 18 Court = Minimum 50' per Section 812-30. Failure to provide the Code required minimum will require a variance.

Response 4) *No right-of-way dedication is required in front of the Burger King property.*

- *The right-of-way provided for Stirling Road is 124', as shown and dimensioned on Site Plan, Sheet C-300. This exceeds the minimum of 106'.*
- *The right-of-way provided for SW 18th Avenue is 105', as shown and dimensioned on Site Plan, Sheet C-300. This exceeds the minimum of 61' + landscaped swale.*
- *For SW 18th Court, a variance is being requested and it anticipated to be approved concurrent with this project.*

Comment 5) CLOSED

Comment 6) CLOSED

Comment 7) SIGNS: NOT INCLUDED IN THIS REVIEW

Response 7) *Acknowledged.*

Comment 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.

Response 8) *FAA/BCAD review is underway, and approval will be forwarded upon receipt.*

Comment 9) CLOSED

Comment 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.

- Response 10)** *The Applicant is processing the cost recovery fee and will provide it under separate cover.*
- Comment 11) CLOSED
- Comment 12) Must provide latest revised set of plans on disk prior to going to public hearing.
- Response 12)** *Acknowledged. Please see the enclosed CD containing the submittal package.*
- Comment 13) CLOSED
- Comment 14) Must obtain statement from City Engineer stating the traffic study/statement is complete and accepted prior to public hearing.
- Response 14)** *Please see previous Response 1 and 11 which indicate no additional trips are generated and no Traffic Study is required. However, please see the attached, signed and sealed Traffic Statement. The letter was addressed to Ronnie Navarro, City Engineer as well as emailed on January 31, 2017. Confirmation of receipt and as well as acknowledgment that this comment is satisfied was requested to be sent to Corinne Lajoie.*
- Comment 15) CLOSED
- Comment 16) CLOSED
- Comment 17) CLOSED
- Comment 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.
- Response 18)** *A revision to the DDG associated with the rezoning of Burger King into the PMUD was submitted on January 5, 2017. Block XI was created to include Burger King.*
- Comment 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.
- Response 19)** *Acknowledged. Please see the attached Architectural Elevations.*

Comment 20) Per DDG, Sec. 5(G)(1) Mechanical equipment shall be screened from view. Identify location of equipment to ensure it will be screened.

Response 20) Acknowledged. Please see the attached Architectural Elevations.

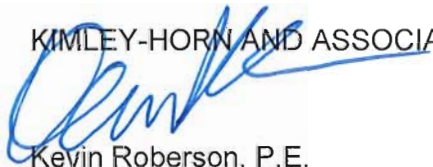
Comment 21) Per DDG, Sec. 10, Provide lighting plan to ensure compliance.

Response 21) Acknowledged. Please see the attached Photometric Plans.

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin Roberson, P.E.
Vice President

K:\VRB_LDEV\147337007_Dania Boomers\WP\Corresp\CITY OF DANIA BEACH\Burger King Comments\2 Review _ Comments Received 01-23-17\Site Plan - Response Letter 1-23-17.docx



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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: January 3, 2017

Application #: SP-122-16

Name of Project/Development: Burger King at Dania Pointe

Address of Project/Development: 1800 Stirling Road, Dania Beach, FL 33004

Owner/Agent: Joseph Denis

Design Professional of Record: Melibe Thomas, P.E.

Water Purveyor: City of Dania Beach

Water Purveyor Address: 100 W. Dania Beach Blvd., Dania Beach, FL 33004

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is TYPE V in accordance with NFPA 220.
(UNPROTECTED)
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,500 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

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

[Signature]
Signature - Owner/Agent/Occupant

1.3.17
Date

[Signature]
Signature - Design Professional of Record

1.4.17
Date





February 1, 2017

Sean Brown
Battalion Chief
Broward County Sheriff's Office
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District
103 West Dania Beach Blvd.
Dania Beach, Florida 33004

RE: Dania Pointe Burger King – Fire

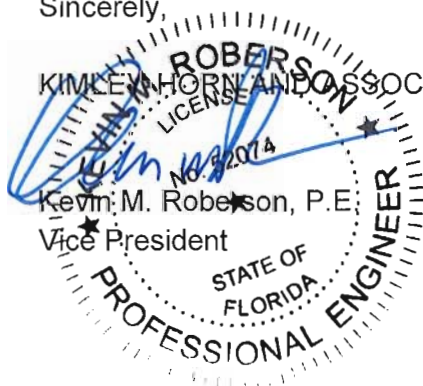
Dear Mr. Brown,

This letter is to identify that the proposed watermain sizing, fire hydrant spacing, and fire hydrant locations for the Burger King of the Dania Pointe Project, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Please contact me at (772) 794-4100 or Kevin.Roberson@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin M. Roberson, P.E.
Vice President



Project Name: Dania Pointe
Project Number: 147337007
Date: 1/31/2017

Phase II Fire Flow and Hydrant Demand								
Building	Building Type	Sub-Area sf	Total Area sf	Flow gpm	Sprinkled yes/no	Minimum Required		
						Flow gpm	Duration hour	Number of Hydrants
Burger King	V	2,740	2,740	1,500	no	1,500	2	1
Notes and assumptions:								
1. Fire Flow Calculations per NFPA 1 Section 18.4.5.3 Buildings Other Than One and Two-Family Dwellings - 2015 Edition.								
2. Maximum Fire Hydrant Fire Flow Capacity from Table 18.5.4.3. All hydrants assumed to be within 250ft of the buildings.								





MEMORANDUM

To: Michael McCoy, Metric Engineering
From: Derrick B. Cave, P.E.
Kimley-Horn and Associates, Inc.
Date: January 31, 2017
Subject: Tree Preservation



Burger King Site Plan Iterations

Burger King ("BK") Option 1 – Aligned access for Spring Hill Suites with the existing Hilton Garden Inn entrance to SW 18th Ave. SW 18th Ct shifted to the edge of the Spring Hill property (existing trees to be removed). Large landscape area between proposed Burger King parking lot and proposed SW 18th Ave.

BK Option 2 - Same building alignment for Burger King as Option 1, but angled the drive aisle east of the Burger King building. Still landscape area between proposed Burger King parking lot and proposed SW 18th Ave. Existing trees on west side of Burger King (along Spring Hill property) to be removed.

BK Option 3 – Pushed Burger King building closer to Stirling Rd and added parking at rear of building. Still landscape area between proposed Burger King parking lot and proposed SW 18th Ave. Existing trees on west side of Burger King (along Spring Hill property) to be removed.

BK CSP-4 thru CSP-10 – Same site layout for Burger King as Option 3, but included options for Terry's outparcel.

BK CSP-11 – SW 18th Ct ROW became drive-thru exit only for Burger King. Burger King building pushed west and large landscape area to preserve trees on the east side of the proposed Burger King parking lot.

BK CSP-12 – Same layout as CSP-11, but started looking at options to maintain existing Spring Hill exit onto SW 18th Ave.

BK CSP-15 – Maintained Spring Hill existing exit to SW 18th Ave. Added an exit from Spring Hill combined with Burger King drive-thru and separated by a median. Less landscape area on east side of proposed Burger King building. Preserved trees on west side of Burger King, along the Spring Hill property.

BK CSP-16 – Kept combined exit for existing Spring Hill and proposed Burger King. Kept Spring Hill existing exit to SW 18th Ave and connected to proposed exit onto SW 18th Ave to line up with Hilton Garden Inn access.

BK CSP-17 and CSP-18 – Various dumpster configurations based upon CSP-16.



BK CSP-19 - Kept existing Spring Hill exit to SW 18th Ave and added new exit for Burger King location to line up with Hilton Garden Inn access.

Spring Hill CSP-1 – Kept large landscape area west of Burger King. Drive-thru exit only (right-out only) onto Stirling Rd. Large landscape area east of proposed Burger King parking lot and island created to preserve existing trees.

Spring Hill CSP-2 – Connected Spring Hill parking to proposed Burger King parking while keeping a large landscape area on the west side of Burger King to preserve trees. Large landscape area on east side of proposed Burger King parking lot to preserve existing trees.

Spring Hill CSP-3 – Re-oriented Spring Hill access to have an exit onto SW 18th Ave. Disconnected proposed Burger King parking from Spring Hill property.

Spring Hill CSP-4 – New Burger King footprint and drive-thru orientation which reduced the landscape area on the west side of Burger King. Island created on the east side of Burger King to preserve existing trees.

Current Burger King Layout – With Spring Hill not allowing any work to be done on their property, the Burger King building had to shift east, which reduced the landscape area to the east of the building. We have revised the site plan to add a landscape island along the east side of the Burger King site to save the existing 40" oak tree.

TREE TABLE											
TREE NUMBER	BOTANICAL NAME	COMMON NAME	DIAMETER (IN INCHES)	CONDITION OF TREE	% (COMPARED TO GOOD)	DISPOSITION OF TREE	SPECIMEN CANOPY SPREAD (SQ. FT.)	VALUE (GOOD)	VALUE (ACTUAL)	PERMIT NO.	PHASE
3264	SABAL PALMETTO	CABBAGE PALM	14	GOOD	100%	REMOVE	120	\$216	\$216		Hyatt
3265	SABAL PALMETTO	CABBAGE PALM	14	GOOD	100%	REMOVE	120	\$216	\$216		Hyatt
3267	SABAL PALMETTO	CABBAGE PALM	13	GOOD	100%	REMOVE	120	\$216	\$216		Hyatt
3268	SABAL PALMETTO	CABBAGE PALM	13	GOOD	100%	REMOVE	120	\$216	\$216		Hyatt
3380	TERMINALIA CATAPPA	TROPICAL ALMOND	12	GOOD	100%	REMOVE	875	\$1,181	\$1,181		SW 18th
3381	TERMINALIA CATAPPA	TROPICAL ALMOND	12	GOOD	100%	REMOVE	625	\$844	\$844		SW 18th
4407	COCOS NUCIFERA	COCONUT PALM	12	GOOD	100%	REMAIN	176	\$317	\$317		BK
4408	COCOS NUCIFERA	COCONUT PALM	12	GOOD	100%	REMOVE	176	\$317	\$317		SW 18th
6485	ROYSTONIA REGIA	ROYAL PALM	18	GOOD	100%	REMOVE	400	\$720	\$720		Hyatt
9135	TERMINALIA CATAPPA	TROPICAL ALMOND	36	GOOD	100%	REMOVE	1575	\$2,126	\$2,126		SW 18th
9184	BURSERIA SIMARUBA	GUMBO LIMBO	12	GOOD	100%	REMOVE	225	\$608	\$608		SW 18th
9236	BURSERIA SIMARUBA	GUMBO LIMBO	14	GOOD+	100%	REMOVE	625	\$810	\$810		SW 18th
9264	BURSERIA SIMARUBA	GUMBO LIMBO	12	GOOD	100%	REMOVE	1400	\$3,780	\$3,780		BK
9270	DELONIX POINCIANA	ROYAL POINCIANA	24	GOOD	100%	REMOVE	1200	\$2,160	\$2,160		BK
9271	QUERCUS VIRGINIA	OAK TREE	30	GOOD	100%	REMOVE	2000	\$7,200	\$7,200		BK
9273	QUERCUS VIRGINIA	OAK TREE	36	GOOD-	100%	REMOVE	1050	\$3,780	\$3,780		BK
9288	DELONIX POINCIANA	ROYAL POINCIANA	18	GOOD	100%	REMOVE	750	\$1,350	\$1,350		Spring Hill Drive
20068	SABAL PALMETTO	CABBAGE PALM	12	GOOD	100%	REMOVE	100	\$180	\$180		Advanced Auto
20069	SABAL PALMETTO	CABBAGE PALM	12	GOOD	100%	REMOVE	100	\$180	\$180		Advanced Auto
20249	QUERCUS VIRGINIA	OAK TREE	18	GOOD	100%	REMOVE	625	\$2,250	\$2,250		Advanced Auto
20254	SABAL PALMETTO	CABBAGE PALM	12	GOOD	100%	REMOVE	100	\$180	\$180		Advanced Auto
20255	SABAL PALMETTO	CABBAGE PALM	14	GOOD	100%	REMOVE	100	\$180	\$180		Advanced Auto
				Subtotal Good					\$29,026		
9127	QUERCUS VIRGINIA	OAK TREE	30	FAIR (LEAN)	40%	REMOVE	900	\$3,240	\$1,296		SW 18th
9232	ROYSTONIA REGIA	ROYAL PALM	14	FAIR	40%	REMAIN	176	\$317	\$127		BK
9239	QUERCUS VIRGINIA	OAK TREE	12	FAIR	40%	REMOVE	625	\$2,250	\$900		SW 18th
9257	QUERCUS VIRGINIA	OAK TREE	30	FAIR	40%	REMOVE	2500	\$9,000	\$3,600		SW 18th
9261	QUERCUS VIRGINIA	OAK TREE	24	FAIR	40%	REMAIN	1200	\$4,320	\$1,728		BK
9262	QUERCUS VIRGINIA	OAK TREE	30	FAIR	40%	REMAIN	900	\$3,240	\$1,296		BK
9263	QUERCUS VIRGINIA	OAK TREE	22	FAIR	40%	REMAIN	1400	\$5,040	\$2,016		BK
9272	QUERCUS VIRGINIA	OAK TREE	18	FAIR	40%	REMOVE	600	\$2,160	\$864		BK
9274	QUERCUS VIRGINIA	OAK TREE	18	FAIR	40%	REMOVE	375	\$1,350	\$540		BK
9279	QUERCUS VIRGINIA	OAK TREE	20	FAIR	40%	REMOVE	750	\$2,700	\$1,080		BK
9286	DELONIX POINCIANA	ROYAL POINCIANA	16	FAIR	40%	REMOVE	400	\$720	\$288		BK
9437	QUERCUS VIRGINIA	OAK TREE	24	FAIR	40%	REMOVE	875	\$3,150	\$1,260		BK
9438	QUERCUS VIRGINIA	OAK TREE	18	FAIR+	56%	REMAIN	900	\$3,240	\$1,814		BK
9601	QUERCUS VIRGINIA	OAK TREE	40	FAIR+	56%	REMAIN	1800	\$6,480	\$3,629		BK
				Subtotal Fair					\$20,438		
9125	TERMINALIA CATAPPA	TROPICAL ALMOND	24 (DEAD)	DEAD	0%	REMOVE	N/A	\$0	\$0		SW 18th
9134	TERMINALIA CATAPPA	TROPICAL ALMOND, STRANGLER FIG	12	DEAD	0%	REMOVE	1575	\$0	\$0		SW 18th
9183	FIGUS AUREA	STRANGLER FIG	12	POOR	0%	REMOVE		\$0	\$0		SW 18th
9185	TERMINALIA CATAPPA	TROPICAL ALMOND	12	POOR	0%	REMOVE	100	\$0	\$0		SW 18th
9258	QUERCUS VIRGINIA	OAK TREE	18	POOR	0%	REMOVE	500	\$0	\$0		SW 18th
9259	QUERCUS VIRGINIA	OAK TREE	15	DEAD	0%	REMOVE	N/A	\$0	\$0		SW 18th
9260	QUERCUS VIRGINIA	OAK TREE	24	POOR	0%	REMOVE	375	\$0	\$0		SW 18th
9281	QUERCUS VIRGINIA	OAK TREE	22	POOR	0%	REMOVE	600	\$0	\$0		BK
				Subtotal Poor					\$0		

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DIAMETER (IN INCHES)	CONDITION OF TREE	% (COMPARED TO GOOD)	DISPOSITION OF TREE	SPECIMEN CANOPY SPREAD (SQ. FT.)	VALUE (GOOD)	VALUE (ACTUAL)	PERMIT NO.	PHASE
1417	QUERCUS VIRGINIA	OAK TREE	24	FAIR	40%	REMAIN	1260	\$4,536	\$1,814	16-0071-LC	Phase I
1418	QUERCUS VIRGINIA	OAK TREE	20	FAIR	40%	REMAIN	999	\$3,596	\$1,438	16-0071-LC	Phase I
1419	QUERCUS VIRGINIA	OAK TREE	20	FAIR	40%	REMOVE	999	\$3,596	\$1,438	16-0071-LC	Phase I
1420	QUERCUS VIRGINIA	OAK TREE	36	FAIR	40%	REMOVE	1620	\$5,832	\$2,333	16-0071-LC	Phase I
1421	QUERCUS VIRGINIA	OAK TREE	24	FAIR (LEAN)	40%	REMAIN	3366	\$12,117	\$4,847	16-0071-LC	Phase I
1422	QUERCUS VIRGINIA	OAK TREE	42	FAIR	40%	REMOVE	540	\$1,994	\$798	16-0071-LC	Phase I
1425	QUERCUS VIRGINIA	OAK TREE	32	FAIR	40%	REMAIN	4200	\$15,120	\$6,048	16-0071-LC	Phase I
1426	QUERCUS VIRGINIA	OAK TREE	24	FAIR (LEAN)	40%	REMAIN	6750	\$24,300	\$9,720	16-0071-LC	Phase I
1433	QUERCUS VIRGINIA	OAK TREE	26	FAIR	40%	REMOVE	2415	\$8,694	\$3,478	16-0071-LC	Phase I
30309	ROYSTONEA REGIA	ROYAL PALM	18	FAIR	40%	REMOVE	100	\$180	\$72	16-0071-LC	Phase I
30313	ROYSTONEA REGIA	ROYAL PALM	17	FAIR	40%	REMOVE	100	\$180	\$72	16-0071-LC	Phase I
30314	ROYSTONEA REGIA	ROYAL PALM	14	FAIR	40%	REMOVE	100	\$180	\$72	16-0071-LC	Phase I
30315	ROYSTONEA REGIA	ROYAL PALM	18	FAIR	40%	REMOVE	100	\$180	\$72	16-0071-LC	Phase I
30462	ROYSTONEA REGIA	ROYAL PALM	14	FAIR	40%	REMOVE	100	\$180	\$72	16-0071-LC	Phase I
30463	QUERCUS VIRGINIA	OAK TREE	19	FAIR	40%	REMAIN	900	\$3,240	\$1,296	16-0071-LC	Phase I
30464	QUERCUS VIRGINIA	OAK TREE	20	FAIR	40%	REMAIN	900	\$3,240	\$1,296	16-0071-LC	Phase I
30465	QUERCUS VIRGINIA	OAK TREE	21	FAIR	40%	REMAIN	900	\$3,240	\$1,296	16-0071-LC	Phase I
30466	QUERCUS VIRGINIA	OAK TREE	21	FAIR	40%	REMAIN	900	\$3,240	\$1,296	16-0071-LC	Phase I
30468	QUERCUS VIRGINIA	OAK TREE	21	FAIR	40%	REMAIN	900	\$3,240	\$1,296	16-0071-LC	Phase I
30171	QUERCUS VIRGINIA	OAK TREE	22	FAIR -	33%	REMOVE	1008	\$3,629	\$1,198	16-0071-LC	Phase I
30189	TABERBUJA CARAIBA	YELLOW TRUMPET TREE	25	FAIR -	33%	REMOVE	1365	\$2,457	\$811	16-0071-LC	Phase I
30319	ROYSTONEA REGIA	ROYAL PALM	15	FAIR -	33%	REMOVE	144	\$289	\$85	16-0071-LC	Phase I
30321	ROYSTONEA REGIA	ROYAL PALM	18	FAIR -	33%	REMOVE	196	\$352	\$116	16-0071-LC	Phase I
30339	ROYSTONEA REGIA	ROYAL PALM	16	FAIR -	33%	REMOVE	196	\$352	\$116	16-0071-LC	Phase I
30340	ROYSTONEA REGIA	ROYAL PALM	17	FAIR -	33%	REMOVE	196	\$352	\$116	16-0071-LC	Phase I
30434	QUERCUS VIRGINIA	OAK TREE	18	FAIR -	33%	REMAIN	875	\$3,149	\$1,039	16-0071-LC	Phase I
30502	QUERCUS VIRGINIA	OAK TREE	18	FAIR -	33%	REMOVE	900	\$3,240	\$1,069	16-0071-LC	Phase I
1436	QUERCUS VIRGINIA	OAK TREE	20	FAIR +	56%	REMOVE	2550	\$9,180	\$5,141	16-0071-LC	Phase I
1441	QUERCUS VIRGINIA	OAK TREE	30	FAIR +	56%	REMOVE	4650	\$16,740	\$9,374	16-0071-LC	Phase I
1448	QUERCUS VIRGINIA	OAK TREE	42	FAIR +	56%	REMAIN	3762	\$13,543	\$7,584	16-0071-LC	Phase I
30175	QUERCUS VIRGINIA	OAK TREE	26	FAIR +	56%	REMOVE	1296	\$4,665	\$2,612	16-0071-LC	Phase I
30356	FICUS AUREA	STRANGLER FIG	36	FAIR +	56%	REMOVE	3969	\$6,072	\$3,400	16-0071-LC	Phase I
30461	ROYSTONEA REGIA	ROYAL PALM	12	FAIR +	56%	REMOVE	169	\$304	\$170	16-0071-LC	Phase I
				Subtotal Fair					\$71,587	Already paid into tree fund	

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DIAMETER (IN INCHES)	CONDITION OF TREE	% (COMPARED TO GOOD)	DISPOSITION OF TREE	SPECIMEN CANOPY SPREAD (SQ. FT.)	VALUE (GOOD)	VALUE (ACTUAL)	PERMIT NO.	PHASE
937	QUERCUS VIRGINIA	OAK TREE	20	GOOD -	100%	REMOVE	1400	\$5,040	\$5,040	16-0071-LC	Phase I
942	QUERCUS VIRGINIA	OAK TREE	18	GOOD	100%	REMOVE	1600	\$5,760	\$5,760	16-0071-LC	Phase I
1269	QUERCUS VIRGINIA	OAK TREE	36	GOOD	100%	REMOVE	3960	\$14,256	\$14,256	16-0071-LC	Phase I
1331	FICUS AUREA	STRANGLER FIG	180	GOOD	100%	REMOVE	17136	\$26,218	\$26,218	16-0071-LC	Phase I
1414	FICUS AUREA	STRANGLER FIG	75	GOOD	100%	REMOVE	4125	\$6,311	\$6,311	16-0071-LC	Phase I
1435	QUERCUS VIRGINIA	OAK TREE	42	GOOD -	100%	REMOVE	4140	\$14,904	\$14,904	16-0071-LC	Phase I
1442	QUERCUS VIRGINIA	OAK TREE	30	GOOD -	100%	REMOVE	3078	\$11,080	\$11,080	16-0071-LC	Phase I
12803	FICUS AUREA	STRANGLER FIG	48	GOOD	100%	REMOVE	2500	\$3,825	\$3,825	16-0071-LC	Phase I
20253.1	FICUS AUREA	STRANGLER FIG	36	GOOD -	100%	REMOVE	600	\$918	\$918	16-0071-LC	Phase I
30091	FICUS AUREA	STRANGLER FIG	36	GOOD -	100%	REMOVE	3600	\$5,508	\$5,508	16-0071-LC	Phase I
30092	FICUS AUREA	STRANGLER FIG	30	GOOD -	100%	REMOVE	1050	\$1,606	\$1,606	16-0071-LC	Phase I
30168	FICUS AUREA	STRANGLER FIG	48	GOOD	100%	REMOVE	3249	\$4,970	\$4,970	16-0071-LC	Phase I
30170	QUERCUS VIRGINIA	OAK TREE	21	GOOD -	100%	REMOVE	1260	\$4,536	\$4,536	16-0071-LC	Phase I
30176	QUERCUS VIRGINIA	OAK TREE	21	GOOD -	100%	REMOVE	1170	\$4,212	\$4,212	16-0071-LC	Phase I
30182	QUERCUS VIRGINIA	OAK TREE	25	GOOD +	100%	REMOVE	3000	\$10,800	\$10,800	16-0071-LC	Phase I
30190	BURSERA SIMARUBA	GUMBO LIMBO	28	GOOD	100%	REMOVE	1470	\$3,969	\$3,969	16-0071-LC	Phase I
30355	FICUS AUREA	STRANGLER FIG	96	GOOD	100%	REMOVE	7056	\$10,795	\$10,795	16-0071-LC	Phase I
30399	QUERCUS VIRGINIA	OAK TREE	29	GOOD -	100%	REMOVE	3000	\$10,800	\$10,800	16-0071-LC	Phase I
30442	BURSERA SIMARUBA	GUMBO LIMBO	29	GOOD	100%	REMOVE	1521	\$4,106	\$4,106	16-0071-LC	Phase I
30495	QUERCUS VIRGINIA	OAK TREE	18	GOOD -	100%	REMOVE	900	\$3,240	\$3,240	16-0071-LC	Phase I
30496	QUERCUS VIRGINIA	OAK TREE	19	GOOD -	100%	REMOVE	900	\$3,240	\$3,240	16-0071-LC	Phase I
30498	QUERCUS VIRGINIA	OAK TREE	21	GOOD	100%	REMOVE	900	\$3,240	\$3,240	16-0071-LC	Phase I
30512	QUERCUS VIRGINIA	OAK TREE	19	GOOD -	100%	REMOVE	900	\$3,240	\$3,240	16-0071-LC	Phase I
30513	QUERCUS VIRGINIA	OAK TREE	18	GOOD -	100%	REMOVE	900	\$3,240	\$3,240	16-0071-LC	Phase I
				Subtotal Good					\$165,814	Already paid into tree fund	

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DIAMETER (IN INCHES)	CONDITION OF TREE	% (COMPARED TO GOOD)	DISPOSITION OF TREE	SPECIMEN CANOPY SPREAD (SQ. FT.)	VALUE (GOOD)	VALUE (ACTUAL)	PERMIT NO.	PHASE
30310	ROYSTONEA REGIA	ROYAL PALM	15	DEAD	0%	REMOVE	N/A	\$0	\$0	16-0071-LC	Phase I
30311	ROYSTONEA REGIA	ROYAL PALM	18	DEAD	0%	REMOVE	N/A	\$0	\$0	16-0071-LC	Phase I
30312	ROYSTONEA REGIA	ROYAL PALM	15	DEAD	0%	REMOVE	N/A	\$0	\$0	16-0071-LC	Phase I
1429	QUERCUS VIRGINIA	OAK TREE	24	POOR	0%	REMOVE	1600	\$0	\$0	16-0071-LC	Phase I
1444	QUERCUS VIRGINIA	OAK TREE	42	POOR	0%	REMOVE	4140	\$0	\$0	16-0071-LC	Phase I
1430	QUERCUS VIRGINIA	OAK TREE	18	POOR	0%	REMOVE	2000	\$0	\$0	16-0071-LC	Phase I
1445	QUERCUS VIRGINIA	OAK TREE	48	POOR	0%	REMOVE	4680	\$0	\$0	16-0071-LC	Phase I
12477	QUERCUS VIRGINIA	OAK TREE	30	POOR	0%	REMOVE	1710	\$0	\$0	16-0071-LC	Phase I
30455	QUERCUS VIRGINIA	OAK TREE	20	POOR	0%	REMOVE	850	\$0	\$0	16-0071-LC	Phase I
1428	QUERCUS VIRGINIA	OAK TREE	36	POOR	0%	REMOVE	1500	\$0	\$0	16-0071-LC	Phase I
30320	ROYSTONEA REGIA	ROYAL PALM	16	POOR -	0%	REMOVE	48	\$0	\$0	16-0071-LC	Phase I
1416	QUERCUS VIRGINIA	OAK TREE	24	POOR +	0%	REMAIN	750	\$0	\$0	16-0071-LC	Phase I
1427	QUERCUS VIRGINIA	OAK TREE	24	POOR +	0%	REMOVE	400	\$0	\$0	16-0071-LC	Phase I
1434	QUERCUS VIRGINIA	OAK TREE	24	POOR +	0%	REMOVE	1856	\$0	\$0	16-0071-LC	Phase I
30485	QUERCUS VIRGINIA	OAK TREE	20	POOR +	0%	REMAIN	900	\$0	\$0	16-0071-LC	Phase I
30486	QUERCUS VIRGINIA	OAK TREE	22	POOR +	0%	REMAIN	900	\$0	\$0	16-0071-LC	Phase I
TOTAL VALUE * =									\$237,401	Already paid into tree fund	

* DOES NOT INCLUDE INVASIVE CANOPY

Poor	\$0
Fair	\$71,587
Good	\$165,814
Total amount for tree fund	
	\$237,401

Already paid into tree fund

TREE TABLE

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DIAMETER (IN INCHES)	CONDITION OF TREE	DISPOSITION OF TREE	SPECIMEN CANOPY SPREAD (SQ. FT.)	PERMIT NO.	PHASE
937	QUERCUS VIRGINIA	OAK TREE	20	GOOD -	REMOVE	1400	16-0071-LC	Phase 1
942	QUERCUS VIRGINIA	OAK TREE	18	GOOD	REMOVE	1600	16-0071-LC	Phase 1
1269	QUERCUS VIRGINIA	OAK TREE	36	GOOD	REMOVE	3960	16-0071-LC	Phase 1
1331	FICUS AUREA	STRANGLER FIG	180	GOOD	REMOVE	17136	16-0071-LC	Phase 1
1414	FICUS AUREA	STRANGLER FIG	75	GPPD	REMOVE	4125	16-0071-LC	Phase 1
1416	QUERCUS VIRGINIA	OAK TREE	24	POOR +	REMOVE	750	16-0071-LC	Phase 1
1417	QUERCUS VIRGINIA	OAK TREE	24	FAIR	REMOVE	1260	16-0071-LC	Phase 1
1418	QUERCUS VIRGINIA	OAK TREE	20	FAIR	REMOVE	999	16-0071-LC	Phase 1
1419	QUERCUS VIRGINIA	OAK TREE	20	FAIR	REMOVE	999	16-0071-LC	Phase 1
1420	QUERCUS VIRGINIA	OAK TREE	36	FAIR	REMOVE	1620	16-0071-LC	Phase 1
1421	QUERCUS VIRGINIA	OAK TREE	24	FAIR (LEAN)	REMOVE	3366	16-0071-LC	Phase 1
1422	QUERCUS VIRGINIA	OAK TREE	42	FAIR	REMOVE	540	16-0071-LC	Phase 1
1425	QUERCUS VIRGINIA	OAK TREE	32	FAIR	REMOVE	4200	16-0071-LC	Phase 1
1426	QUERCUS VIRGINIA	OAK TREE	24	FAIR (LEAN)	REMOVE	6750	16-0071-LC	Phase 1
1427	QUERCUS VIRGINIA	OAK TREE	24	POOR +	REMOVE	400	16-0071-LC	Phase 1
1428	QUERCUS VIRGINIA	OAK TREE	36	POOR	REMOVE	1500	16-0071-LC	Phase 1
1429	QUERCUS VIRGINIA	OAK TREE	24	POOR	REMOVE	1600	16-0071-LC	Phase 1
1430	QUERCUS VIRGINIA	OAK TREE	18	POOR	REMOVE	2000	16-0071-LC	Phase 1
1433	QUERCUS VIRGINIA	OAK TREE	26	FAIR	REMOVE	2415	16-0071-LC	Phase 1
1434	QUERCUS VIRGINIA	OAK TREE	32	POOR +	REMOVE	1836	16-0071-LC	Phase 1
1435	QUERCUS VIRGINIA	OAK TREE	42	GOOD -	REMOVE	4140	16-0071-LC	Phase 1
1436	QUERCUS VIRGINIA	OAK TREE	20	FAIR +	REMOVE	2550	16-0071-LC	Phase 1
1441	QUERCUS VIRGINIA	OAK TREE	32	FAIR +	REMOVE	4650	16-0071-LC	Phase 1
1442	QUERCUS VIRGINIA	OAK TREE	36	GOOD -	REMOVE	3078	16-0071-LC	Phase 1
1444	QUERCUS VIRGINIA	OAK TREE	42	POOR	REMOVE	4140	16-0071-LC	Phase 1
1445	QUERCUS VIRGINIA	OAK TREE	48	POOR	REMOVE	4680	16-0071-LC	Phase 1
1448	QUERCUS VIRGINIA	OAK TREE	42	FAIR +	REMOVE	3762	16-0071-LC	Phase 1
3264	SABAL PALMETTO	CABBAGE PALM	14	GOOD	REMOVE	120	Hyatt	Hyatt
3265	SABAL PALMETTO	CABBAGE PALM	14	GOOD	REMOVE	120	Hyatt	Hyatt
3267	SABAL PALMETTO	CABBAGE PALM	13	GOOD	REMOVE	120	Hyatt	Hyatt
3268	SABAL PALMETTO	CABBAGE PALM	13	GOOD	REMOVE	120	Hyatt	Hyatt
3380	TERMINALIA CATAPPA	TROPICAL ALMOND	12	GOOD	REMOVE	875	SW 18th	SW 18th
3381	TERMINALIA CATAPPA	TROPICAL ALMOND	12	GOOD	REMOVE	625	SW 18th	SW 18th
4407	COCOS NUCIFERA	COCONUT PALM	12	GOOD	REMAIN	176	BK	BK
4408	COCOS NUCIFERA	COCONUT PALM	12	GOOD	REMOVE	176	SW 18th	SW 18th
6485	ROYSTONEA REGIA	ROYAL PALM	18	GOOD	REMOVE	400	Hyatt	Hyatt
9125	TERMINALIA CATAPPA	TROPICAL ALMOND	24 (DEAD)	DEAD	REMOVE	N/A	SW 18th	SW 18th
9127	QUERCUS VIRGINIA	OAK TREE	30	FAIR (LEAN)	REMOVE	900	SW 18th	SW 18th
9134	TERMINALIA CATAPPA	TROPICAL ALMOND, STRANGLER FIG	12	DEAD	REMOVE	1575	SW 18th	SW 18th
9135	TERMINALIA CATAPPA	TROPICAL ALMOND	36	GOOD	REMOVE	1575	SW 18th	SW 18th
9183	FICUS AUREA	STRANGLER FIG	12	POOR	REMOVE	N/A	SW 18th	SW 18th
9184	BURSERIA SIMARUBA	GUMBO LIMBO	12	GOOD	REMOVE	225	SW 18th	SW 18th

TREE TABLE

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DIAMETER (IN INCHES)	CONDITION OF TREE	DISPOSITION OF TREE	SPECIMEN CANOPY SPREAD (SQ. FT.)	PERMIT NO.	PHASE
9185	TERMINALIA CATAPPA	TROPICAL ALMOND	12	POOR	REMOVE	100		SW 18th
9232	ROYSTONEA REGIA	ROYAL PALM	14	FAIR	REMAIN	176		BK
9236	BURSERA SIMARUBA	GUMBO LIMBO	14	GOOD+	REMOVE	625		SW 18th
9239	QUERCUS VIRGINIA	OAK TREE	12	FAIR	REMOVE	625		SW 18th
9257	QUERCUS VIRGINIA	OAK TREE	30	FAIR	REMOVE	2500		SW 18th
9258	QUERCUS VIRGINIA	OAK TREE	18	POOR	REMOVE	500		SW 18th
9259	QUERCUS VIRGINIA	OAK TREE	15	DEAD	REMOVE	N/A		SW 18th
9260	QUERCUS VIRGINIA	OAK TREE	24	POOR	REMOVE	375		SW 18th
9261	QUERCUS VIRGINIA	OAK TREE	24	FAIR	REMAIN	1200		BK
9262	QUERCUS VIRGINIA	OAK TREE	30	FAIR	REMAIN	900		BK
9263	QUERCUS VIRGINIA	OAK TREE	22	FAIR	REMAIN	1400		BK
9264	BURSERA SIMARUBA	GUMBO LIMBO	12	GOOD	REMOVE	1400		BK
9270	DELONIX POINCIANA	ROYAL POINCIANA	24	GOOD	REMOVE	1200		BK
9271	QUERCUS VIRGINIA	OAK TREE	30	GOOD	REMOVE	2000		BK
9272	QUERCUS VIRGINIA	OAK TREE	18	FAIR	REMOVE	600		BK
9273	QUERCUS VIRGINIA	OAK TREE	36	GOOD-	REMOVE	1050		BK
9274	QUERCUS VIRGINIA	OAK TREE	18	FAIR	REMOVE	375		BK
9279	QUERCUS VIRGINIA	OAK TREE	20	FAIR	REMOVE	750		BK
9281	QUERCUS VIRGINIA	OAK TREE	22	POOR	REMOVE	600		BK
9286	DELONIX POINCIANA	ROYAL POINCIANA	16	FAIR	REMOVE	400		BK
9288	DELONIX POINCIANA	ROYAL POINCIANA	18	GOOD	REMOVE	750		Spring Hill Drive
9437	QUERCUS VIRGINIA	OAK TREE	24	FAIR	REMOVE	875		BK
9438	QUERCUS VIRGINIA	OAK TREE	18	FAIR+	REMAIN	900		BK
9601	QUERCUS VIRGINIA	OAK TREE	40	FAIR+	REMAIN	1800		BK
12477	QUERCUS VIRGINIA	OAK TREE	30	POOR	REMOVE	1710	16-0071-LC	Phase 1
12803	FICUS AUREA	STRANGLER FIG	48	GOOD	REMOVE	2500	16-0071-LC	Phase 1
20253.1	FICUS AUREA	STRANGLER FIG	36	GOOD	REMOVE	600	16-0071-LC	Phase 1
20068	SABAL PALMETTO	CABBAGE PALM	12	GOOD	REMOVE	100		Advanced Auto
20069	SABAL PALMETTO	CABBAGE PALM	12	GOOD	REMOVE	100		Advanced Auto
20249	QUERCUS VIRGINIA	OAK TREE	18	GOOD	REMOVE	625		Advanced Auto
20254	SABAL PALMETTO	CABBAGE PALM	12	GOOD	REMOVE	100		Advanced Auto
20255	SABAL PALMETTO	CABBAGE PALM	14	GOOD	REMOVE	100		Advanced Auto
30091	FICUS AUREA	STRANGLER FIG	36	GOOD	REMOVE	3600	16-0071-LC	Phase 1
30092	FICUS AUREA	STRANGLER FIG	30	GOOD	REMOVE	1050	16-0071-LC	Phase 1
30168	FICUS AUREA	STRANGLER FIG	48	GOOD	REMOVE	3249	16-0071-LC	Phase 1
30170	QUERCUS VIRGINIA	OAK TREE	21	GOOD	REMOVE	1260	16-0071-LC	Phase 1
30171	QUERCUS VIRGINIA	OAK TREE	22	FAIR -	REMOVE	1008	16-0071-LC	Phase 1
30175	QUERCUS VIRGINIA	OAK TREE	26	FAIR +	REMOVE	1296	16-0071-LC	Phase 1
30176	QUERCUS VIRGINIA	OAK TREE	21	GOOD -	REMOVE	1170	16-0071-LC	Phase 1

TREE TABLE

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DIAMETER (IN INCHES)	CONDITION OF TREE	DISPOSITION OF TREE	SPECIMEN CANOPY SPREAD (SQ. FT.)	PERMIT NO.	PHASE
30182	QUERCUS VIRGINIA	OAK TREE	25	GOOD +	REMOVE	3000	16-0071-LC	Phase 1
30189	TABEBUIA CARAIBA	YELLOW TRUMPET TREE	25	FAIR -	REMOVE	1365	16-0071-LC	Phase 1
30190	BURSERA SIMARUBA	GUMBO LIMBO	28	GOOD	REMOVE	1470	16-0071-LC	Phase 1
30309	ROYSTONEA REGIA	ROYAL PALM	18	FAIR	REMOVE	100	16-0071-LC	Phase 1
30310	ROYSTONEA REGIA	ROYAL PALM	15	DEAD	REMOVE	N/A	16-0071-LC	Phase 1
30311	ROYSTONEA REGIA	ROYAL PALM	18	DEAD	REMOVE	N/A	16-0071-LC	Phase 1
30312	ROYSTONEA REGIA	ROYAL PALM	15	DEAD	REMOVE	N/A	16-0071-LC	Phase 1
30313	ROYSTONEA REGIA	ROYAL PALM	17	FAIR	REMOVE	100	16-0071-LC	Phase 1
30314	ROYSTONEA REGIA	ROYAL PALM	14	FAIR	REMOVE	100	16-0071-LC	Phase 1
30315	ROYSTONEA REGIA	ROYAL PALM	18	FAIR	REMOVE	100	16-0071-LC	Phase 1
30319	ROYSTONEA REGIA	ROYAL PALM	15	FAIR -	REMOVE	144	16-0071-LC	Phase 1
30320	ROYSTONEA REGIA	ROYAL PALM	16	POOR	REMOVE	48	16-0071-LC	Phase 1
30321	ROYSTONEA REGIA	ROYAL PALM	18	FAIR -	REMOVE	196	16-0071-LC	Phase 1
30339	ROYSTONEA REGIA	ROYAL PALM	16	FAIR -	REMOVE	196	16-0071-LC	Phase 1
30340	ROYSTONEA REGIA	ROYAL PALM	17	FAIR -	REMOVE	196	16-0071-LC	Phase 1
30355	FICUS AUREA	STRANGLER FIG	96	GOOD	REMOVE	7056	16-0071-LC	Phase 1
30356	FICUS AUREA	STRANGLER FIG	36	FAIR +	REMOVE	3969	16-0071-LC	Phase 1
30399	QUERCUS VIRGINIA	OAK TREE	29	GOOD -	REMOVE	3000	16-0071-LC	Phase 1
30442	BURSERA SIMARUBA	GUMBO LIMBO	29	GOOD	REMOVE	1521	16-0071-LC	Phase 1
30455	QUERCUS VIRGINIA	OAK TREE	20	POOR	REMOVE	850	16-0071-LC	Phase 1
30461	ROYSTONEA REGIA	ROYAL PALM	12	FAIR +	REMOVE	169	16-0071-LC	Phase 1
30462	ROYSTONEA REGIA	ROYAL PALM	14	FAIR	REMOVE	100	16-0071-LC	Phase 1
30463	QUERCUS VIRGINIA	OAK TREE	19	FAIR	REMOVE	900	16-0071-LC	Phase 1
30464	QUERCUS VIRGINIA	OAK TREE	20	FAIR	REMOVE	900	16-0071-LC	Phase 1
30465	QUERCUS VIRGINIA	OAK TREE	21	FAIR	REMOVE	900	16-0071-LC	Phase 1
30466	QUERCUS VIRGINIA	OAK TREE	21	FAIR	REMOVE	900	16-0071-LC	Phase 1
30468	QUERCUS VIRGINIA	OAK TREE	21	FAIR	REMOVE	900	16-0071-LC	Phase 1
30484	QUERCUS VIRGINIA	OAK TREE	18	FAIR -	REMOVE	875	16-0071-LC	Phase 1
30485	QUERCUS VIRGINIA	OAK TREE	20	POOR +	REMOVE	900	16-0071-LC	Phase 1
30486	QUERCUS VIRGINIA	OAK TREE	22	POOR +	REMOVE	900	16-0071-LC	Phase 1
30495	QUERCUS VIRGINIA	OAK TREE	18	GOOD -	REMOVE	900	16-0071-LC	Phase 1
30496	QUERCUS VIRGINIA	OAK TREE	19	GOOD -	REMOVE	900	16-0071-LC	Phase 1
30498	QUERCUS VIRGINIA	OAK TREE	21	GOOD	REMOVE	900	16-0071-LC	Phase 1
30502	QUERCUS VIRGINIA	OAK TREE	18	FAIR -	REMOVE	900	16-0071-LC	Phase 1
30512	QUERCUS VIRGINIA	OAK TREE	19	GOOD -	REMOVE	900	16-0071-LC	Phase 1
30513	QUERCUS VIRGINIA	OAK TREE	18	GOOD -	REMOVE	900	16-0071-LC	Phase 1

January 31, 2017

Dania Pointe - Burger King Dania Beach, FL DRAINAGE SUMMARY

Prepared For:
SFWMD
Broward County

Prepared By:
Kimley-Horn and Associates, Inc.
445 24th Street, Suite 200
Vero Beach, Florida 32960

January 31, 2017

Dania Pointe - Burger King Dania Beach, FL DRAINAGE SUMMARY

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445 24th Street, Suite 200
Vero Beach, Florida 32960

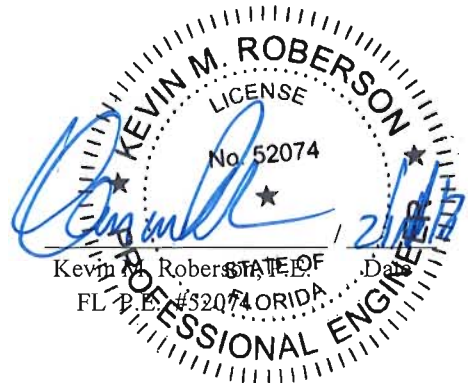


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 - C. SOILS
 - D. CONTROL WATER ELEVATION
 - E. EXISTING DRAINAGE PATTERN
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**Dania Pointe – Burger King
Dania Beach, FL
DRAINAGE SUMMARY**

I. INTRODUCTION

The drainage report is prepared to present the design of the storm water management system to serve the proposed Burger King in Dania Beach, Florida. All elevations shown herein are shown in NAVD 88 unless otherwise noted. Conversion to NGVD 29 = +1.5'.

II. SITE LOCATION

The project site is located in Section 33, Township 50 South, Range 42 East in the City of Dania Beach, Broward County, Florida. Specifically, the project site is located on the North side of Stirling Road, east of I-95. The address is 1800 Stirling Road, Dania Beach, FL 33004. A site location map is provided in Appendix A of this report.

III. EXISTING SITE DESCRIPTION

A. Topography

Survey data shows existing site grades of the existing Burger King project site range from approximately +/- 10.15 ft to +/- 12.25 ft. NAVD 88 where the finished floor elevation of the existing Burger King is equal to 12.26 ft NAVD 88. Stirling Road which borders the south property line has existing edge of pavement grades of approximately 8.6 to 8.9 ft. NAVD 88.

B. Existing Land Use

The total land area of the project is +/- 0.88 acres. Please note that 0.22 acres will be removed from the project site to become Right-of-Way. Furthermore, the site was previously developed as a Burger King restaurant.

C. Soils

The Soil Survey for Broward County, Florida, as prepared by the US Department of Agriculture, Natural Resource Conservation Service, indicates the near surface soils consist primarily of Dade fine sand and Arents, organic substratum-Urban land complex, primarily of Hydrologic group A. Please see the attached soils map and excerpt from the Geotechnical Report in Appendix B.

D. Control Water Elevation

The control elevation is assumed to be approximately 2.0 ft NGVD 29 based on references to existing permits for projects within the surrounding area of the project. Please note that for the purpose of this report, the control elevation utilized is 0.5 ft. NAVD 88.

E. Existing Drainage Pattern

The existing site is a typical outparcel development where stormwater collects across the site and generally drains towards inlets located within the center of the drive isles. Based upon the survey data, there does not appear to be a perimeter berm surrounding the existing Burger King development.

F. Flood Zone

The property is situated in flood zone X pursuant to FEMA Firm No. 12011C0566H with an Effective Date of August 18, 2014. Please see Appendix C for FEMA map. Properties near the project site are located within FEMA flood zones AH8, AE8, and AE5.

IV. PROPOSED SITE DESCRIPTION

A. Proposed Site Area Summary

The proposed project consists of the construction of a Burger King restaurant on a 0.66 acre parcel. The building area is approximately 2,740 square feet. Below is the summary of impervious and pervious areas:

Site:

Building Area	0.06	acres
Drive Aisles & Parking	0.48	acres
Total Impervious area (A)	0.54	acres
Green Area	0.12	acres
Total Pervious area (B)	0.12	acres
Total Site Area (A + B)	0.66	acres
Percent Impervious	82.20%	
Percent Pervious	17.80%	

B. Proposed Drainage

The proposed storm water management system consists of open surface storage as well as 40 LF of exfiltration trench. Please see the attached Plans for detailed layout.

C. Site Storage

Onsite storage is comprised of storage in the open surface area within the drive isle and parking areas as well as 40 LF of exfiltration trench. This storage is used for attenuation and treatment of runoff. Please see the attached stage-storage summary in Appendix E.

V. PRE-DEVELOPMENT VS. POST-DEVELOPMENT ANALYSIS

A. Rainfall

Per SWFMD requirements, stormwater analysis is performed for the 5 years 1 hour, 5 years 24 hours, 25-years 72 hours, and 100 years 72 hours storm frequency and duration periods. The following is a summary of design storms and the associated rainfall amounts by return frequency for SWFMD storms that have been utilized in both the pre- and post-development stormwater analyses:

Storm Duration	Rainfall (Inches)
SFWMD 5 Years 1 Hour	3.20
SFWMD 5 Years 24 Hours	7.30
SFWMD 25 Years 72 Hours	14.50
SFWMD 100 Years 72 Hours	17.00

B. Curve Number

For weighting purposes, a CN of 98 was used for impervious areas and CN of 80 was used for pervious areas based on cover type and hydrologic soil group. As calculated in Appendix D, a curve number of 92.35 is used for the existing Burger King site. For post-development, the proposed curve number is 93.94. See Appendix E for post-development calculations.

C. Treatment Volume

Treatment for the site will be provided by 40 LF of exfiltration trench. Treatment volume calculations are summarized in Appendix E. The total treatment required for the site is 0.110 ac-ft and the total treatment volume provided is 0.342 ac-ft.

D. Discharge

The site is a closed basin and therefore all storm water is contained on site with no discharge. The following table depicts pre- and post-development runoff volumes and stage for the listed storm events.

Storm Duration	Pre-Development Runoff Volume (Acre-Feet)	Pre-Development Stage	Post-Development Runoff Volume (Acre-Feet)	Post-Development Stage
SFWMD 5 Years 1 Hour	0.17	11.29	0.14	10.00
SFWMD 5 Years 24 Hours	0.47	11.87	0.36	10.50
SFWMD 25 Years 72 Hours	0.99	12.30	0.76	11.87
SFWMD 100 Years 72 Hours	1.18	12.30	0.89	12.12*

*Minimum Finished Floor Elevation = 12.12

E. Site Storage Volumes

The state storage values for the pre-development and post-development were analyzed to determine the pre-development and post-development stages. Results of the analysis are tabulated below.

The following is a summary of post-development design parameters:

- Control Water Elevation = 0.5 ft NAVD 88
- Proposed Finished Floor Elevation = 12.25 ft NAVD 88
- Hydraulic conductivity = 0.0007400 cfs/ft² – ft of head

The below table displays pre- and post-development storage volumes:

Stage	Pre-Development Storage	Post-Development Storage
10.00	-	0.3422
10.10	-	0.3422
10.20	-	0.3426
10.30	-	0.3454
10.40	-	0.3510
10.50	0.0017	0.3595
10.60	0.0077	0.3708
10.70	0.0181	0.3849
10.80	0.0329	0.4018
10.90	0.0521	0.4215
11.00	0.0757	0.4441
11.10	0.1037	0.4695
11.20	0.1360	0.4976
11.30	0.1728	0.5287
11.40	0.2139	0.5625
11.50	0.2594	0.5992
11.60	0.3093	0.6386
11.70	0.3636	0.6809
11.80	0.4223	0.7260
11.90	0.4853	0.7740
12.00	0.5528	0.8247
12.10	0.6246	0.8783
12.20	0.7008	0.9347
12.30	0.7811	0.9936

VI. *SUMMARY*

The onsite storage for the post-developed site has been analyzed and compared to the pre-existing condition. This analysis demonstrates that the post-development storage volume exceeds the pre-development storage volume and the post-development stages are equal to or less than the pre-development stages.

APPENDICES

APPENDIX A



Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

Burger King

Location Map

SHEET NUMBER

00

APPENDIX B

Soil Map—Broward County, Florida, East Part



Map Scale: 1:717 if printed on A portrait (8.5" x 11") sheet.

0 10 20 40 60 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/23/2016
Page 1 of 3

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 11, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 17, 2014—Feb 11, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Broward County, Florida, East Part (FL606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arents, organic substratum- Urban land complex	0.1	4.9%
9	Dade fine sand	1.9	95.1%
Totals for Area of Interest		2.0	100.0%

EXCERPT FROM GEOTECHNICAL REPORT

Proposed Dania Pointe – Burger King
1800 Sterling Road
Dania Beach, Broward County, Florida

UES Project No. 0630.1600120
UES Report No.14075
November 22, 2016

(NRCS), the predominant soil type at the site is identified as follows and a summary of the soil characteristics are presented in Table 1:

- **Dania fine sand:** The Dania series consists of shallow, very poorly drained, rapidly permeable soils in fresh water marshes or swamps on the fringes of areas of deeper organic soils. They formed in thin deposits of well decomposed, hydrophytic herbaceous plant remains over sandy marine sediments overlying limestone bedrock.

TABLE 1 Summary of NRCS Soil Survey Information							
Soil Type	Constituents		Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)		Seasonal High Water Table (Depth in Feet)
Dade fine sand (9)	0 – 27" 27 – 35" 35"	Fine sand Fine sand, sand Weathered bedrock	A	Well Drained	0 – 27" 27 – 35" 35"	>20 >20 ---	5.0 – 6.0

3.2 SUBSURFACE CONDITIONS

The results of our field exploration together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs is also included in Appendix B. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soils found at our boring locations is presented in Table 2. The soil profile was prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff.

TABLE 2: GENERAL SOIL PROFILE	
Typical Depths Below Grade (feet)	Soil Description
0 – 4	Top spoil, brown sand with rocks [SP]
4 – 6	Very loose, brown sand, brown sand with trace roots [SP]
6 – 12	Loose, brown sand with rocks [SP], brown silty sand with roots [SM], Medium dense, tan sandy limestone [GP]
12 – 15*	Medium dense, yellowish orange, cemented sand [SP], light tan sand [SP]
* Maximum explored depth	



APPENDIX C

ance Program at 1-800-658-5620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0566H

FIRM

FLOOD INSURANCE RATE MAP
BROWARD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 566 OF 751

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DANIA BEACH, CITY OF	120034	0566	H
HOLLYWOOD, CITY OF	125113	0566	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

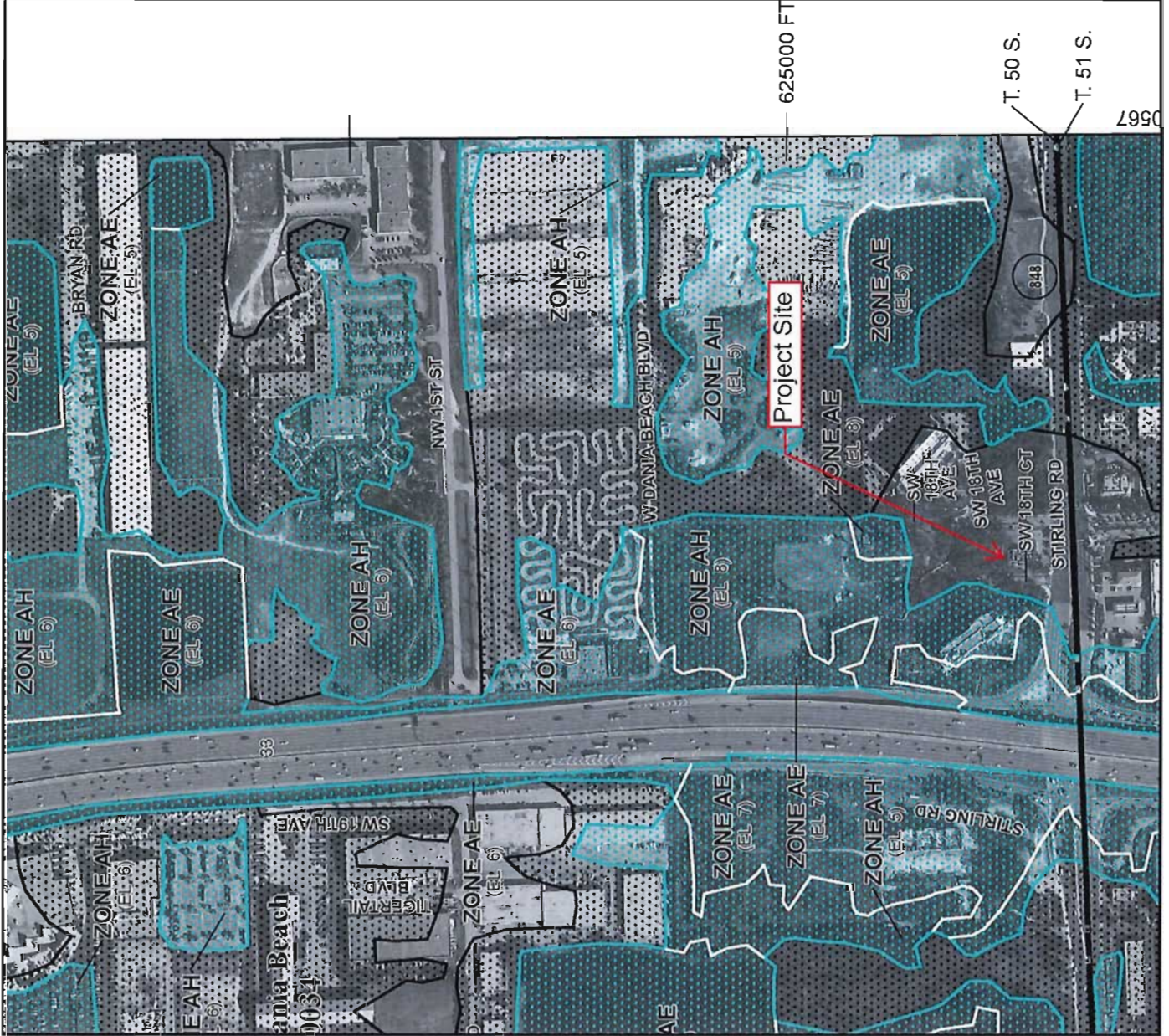


MAP NUMBER
12011C0566H

EFFECTIVE DATE
AUGUST 18, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



APPENDIX D

1. PRE-DEVELOPMENT CURVE NUMBER CALCULATIONS

Site	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
Site	<i>Impervious</i>						
	Pavement	23,268	0.53	60.69%		98	59.48
	Building	3,035	0.07	7.92%		98	7.76
	Water Surface	0	0.00	0.00%		98	0.00
	<i>Impervious Total =</i>	<i>26,303</i>	<i>0.60</i>				
	<i>Pervious</i>						
	Landscape Area	12,036	0.28	31.39%	Open, Good	80	25.12

Subtotal Area = **38,339** **0.88** **100.00%** **CN =** **92.35**

Wet Pond	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
Site	<i>Impervious</i>						
	Building/Pavement	0	0.00	0.00%		98	0.00
	Water Surface	0	0.00	0.00%		98	0.00
	<i>Impervious Total =</i>	<i>0</i>	<i>0.00</i>				
	<i>Pervious</i>						
	Landscape Area	0.0	0.00	0.00%		80	0.00

Subtotal Area = **0** **0.00** **0.00%** **CN =** **0.00**

Total Area = **38,339** **0.88** **100.00%**

Total Pavement =	23,268	0.53	60.69%	98	59.48
Total Building =	3,035	0.07	7.92%	98	7.76
Total Water Surface =	0	0.00	0.00%	98	0.00
Total Pervious =	12,036	0.28	31.39%	80	25.12

Total Phase 1 Project Area = **38,339** **0.88** **100.00%** **CN =** **92.35**

Area for Dry Pretreatment (Total Site - Lake Area)

0.88 ac

Required Dry Pretreatment (0.5" X Treatment Area)

0.037 ac-ft

2. PRE-DEVELOPMENT RUNOFF CALCULATIONS

Pre-Development Runoff Volume Calculator
Revised on the 6th Century Creek Erosion Technical Release 18
Urban Hydrology Rev 3.0 of 17/06/2018

SFWMD

5 Year 1 Hour

INPUT:

P = Rainfall Depth: 3.20 inches
CN = Curve Number: 92.35
A = Basin Area: 0.88 acres

S = Potential
Maximum Retention 0.83

After Runoff Begins:
Q = Runoff: 2.38 inches = 0.20 feet

OUTPUT:

V = Runoff Volume: 0.17 acre-feet

5 Year 24 Hour

INPUT:

P = Rainfall Depth: 7.30 inches
CN = Curve Number: 92.35
A = Basin Area: 0.88 acres

S = Potential
Maximum Retention 0.83

After Runoff Begins:
Q = Runoff: 6.39 inches = 0.53 feet

OUTPUT:

V = Runoff Volume: 0.47 acre-feet

25 Year 72 Hour

INPUT:

P = Rainfall Depth: 14.50 inches
CN = Curve Number: 92.35
A = Basin Area: 0.88 acres

S = Potential
Maximum Retention 0.83

After Runoff Begins:
Q = Runoff: 13.55 inches = 1.13 feet

OUTPUT:

V = Runoff Volume: 0.99 acre-feet

100 Year 72 Hour

INPUT:

P = Rainfall Depth: 17.00 inches
CN = Curve Number: 92.35
A = Basin Area: 0.88 acres

S = Potential
Maximum Retention 0.83

After Runoff Begins:
Q = Runoff: 16.04 inches = 1.34 feet

OUTPUT:

V = Runoff Volume: 1.18 acre-feet

3. PRE-DEVELOPMENT SITE STORAGE

Pre Development Site Storage Volume

ALL ELEVATIONS LISTED IN NAVD '88

SITE

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 0.0
High Elevation = 12.26
Area at Control Elevation = 0.88
Area at Top of Bank = 0.07
Building Area = 0.07

Sub-Area	Area at Control Elevation	Additional Site Area at Top of Bank	Total
Low E	10.41	10.41	
High E	12.26	12.26	
Area (ft ²)	0	2000.26	
Area (acres)	0.0000	0.0464	
Stage (NAVD)	Linear Slope	Vert. Slope	Stage (NAVD)
0.50	0.0000	0.0000	0.50
0.60	0.0000	0.0000	0.60
0.70	0.0000	0.0000	0.70
0.80	0.0000	0.0000	0.80
0.90	0.0000	0.0000	0.90
1.00	0.0000	0.0000	1.00
1.10	0.0000	0.0000	1.10
1.20	0.0000	0.0000	1.20
1.30	0.0000	0.0000	1.30
1.40	0.0000	0.0000	1.40
1.50	0.0000	0.0000	1.50
1.60	0.0000	0.0000	1.60
1.70	0.0000	0.0000	1.70
1.80	0.0000	0.0000	1.80
1.90	0.0000	0.0000	1.90
2.00	0.0000	0.0000	2.00
2.10	0.0000	0.0000	2.10
2.20	0.0000	0.0000	2.20
2.30	0.0000	0.0000	2.30
2.40	0.0000	0.0000	2.40
2.50	0.0000	0.0000	2.50
2.60	0.0000	0.0000	2.60
2.70	0.0000	0.0000	2.70
2.80	0.0000	0.0000	2.80
2.90	0.0000	0.0000	2.90
3.00	0.0000	0.0000	3.00
3.10	0.0000	0.0000	3.10
3.20	0.0000	0.0000	3.20
3.30	0.0000	0.0000	3.30
3.40	0.0000	0.0000	3.40
3.50	0.0000	0.0000	3.50
3.60	0.0000	0.0000	3.60
3.70	0.0000	0.0000	3.70
3.80	0.0000	0.0000	3.80
3.90	0.0000	0.0000	3.90
4.00	0.0000	0.0000	4.00
4.10	0.0000	0.0000	4.10
4.20	0.0000	0.0000	4.20
4.30	0.0000	0.0000	4.30
4.40	0.0000	0.0000	4.40
4.50	0.0000	0.0000	4.50
4.60	0.0000	0.0000	4.60
4.70	0.0000	0.0000	4.70
4.80	0.0000	0.0000	4.80
4.90	0.0000	0.0000	4.90
5.00	0.0000	0.0000	5.00
5.10	0.0000	0.0000	5.10
5.20	0.0000	0.0000	5.20
5.30	0.0000	0.0000	5.30
5.40	0.0000	0.0000	5.40
5.50	0.0000	0.0000	5.50
5.60	0.0000	0.0000	5.60
5.70	0.0000	0.0000	5.70
5.80	0.0000	0.0000	5.80
5.90	0.0000	0.0000	5.90
6.00	0.0000	0.0000	6.00
6.10	0.0000	0.0000	6.10
6.20	0.0000	0.0000	6.20
6.30	0.0000	0.0000	6.30
6.40	0.0000	0.0000	6.40
6.50	0.0000	0.0000	6.50
6.60	0.0000	0.0000	6.60
6.70	0.0000	0.0000	6.70
6.80	0.0000	0.0000	6.80
6.90	0.0000	0.0000	6.90
7.00	0.0000	0.0000	7.00
7.10	0.0000	0.0000	7.10
7.20	0.0000	0.0000	7.20
7.30	0.0000	0.0000	7.30
7.40	0.0000	0.0000	7.40
7.50	0.0000	0.0000	7.50
7.60	0.0000	0.0000	7.60
7.70	0.0000	0.0000	7.70
7.80	0.0000	0.0000	7.80
7.90	0.0000	0.0000	7.90
8.00	0.0000	0.0000	8.00
8.10	0.0000	0.0000	8.10
8.20	0.0000	0.0000	8.20
8.30	0.0000	0.0000	8.30
8.40	0.0000	0.0000	8.40
8.50	0.0000	0.0000	8.50
8.60	0.0000	0.0000	8.60
8.70	0.0000	0.0000	8.70
8.80	0.0000	0.0000	8.80
8.90	0.0000	0.0000	8.90
9.00	0.0000	0.0000	9.00
9.10	0.0000	0.0000	9.10
9.20	0.0000	0.0000	9.20
9.30	0.0000	0.0000	9.30
9.40	0.0000	0.0000	9.40
9.50	0.0000	0.0000	9.50
9.60	0.0000	0.0000	9.60
9.70	0.0000	0.0000	9.70
9.80	0.0000	0.0000	9.80
9.90	0.0000	0.0000	9.90
10.00	0.0000	0.0000	10.00
10.10	0.0000	0.0000	10.10
10.20	0.0000	0.0000	10.20
10.30	0.0000	0.0000	10.30
10.40	0.0000	0.0000	10.40
10.50	0.0000	0.0000	10.50
10.60	0.0000	0.0000	10.60
10.70	0.0000	0.0000	10.70
10.80	0.0000	0.0000	10.80
10.90	0.0000	0.0000	10.90
11.00	0.0000	0.0000	11.00
11.10	0.0000	0.0000	11.10
11.20	0.0000	0.0000	11.20
11.30	0.0000	0.0000	11.30
11.40	0.0000	0.0000	11.40
11.50	0.0000	0.0000	11.50
11.60	0.0000	0.0000	11.60
11.70	0.0000	0.0000	11.70
11.80	0.0000	0.0000	11.80
11.90	0.0000	0.0000	11.90
12.00	0.0000	0.0000	12.00
12.10	0.0000	0.0000	12.10
12.20	0.0000	0.0000	12.20
12.30	0.0000	0.0000	12.30

TOTAL ONSITE

Control Elevation = 0.5
Finished Floor Elevation = 12.26
Area at Control Elevation = 0.81
Area at Top of Bank = 0.81
Building Area = 0.07

Sub-Area	Area at Control Elevation	Additional Site Area at Top of Bank	Total
Low E	10.41	10.41	
High E	12.26	12.26	
Area (ft ²)	0	2000.26	
Area (acres)	0.0000	0.0464	
Stage (NAVD)	Linear Slope	Vert. Slope	Stage (NAVD)
0.50	0.0000	0.0000	0.50
0.60	0.0000	0.0000	0.60
0.70	0.0000	0.0000	0.70
0.80	0.0000	0.0000	0.80
0.90	0.0000	0.0000	0.90
1.00	0.0000	0.0000	1.00
1.10	0.0000	0.0000	1.10
1.20	0.0000	0.0000	1.20
1.30	0.0000	0.0000	1.30
1.40	0.0000	0.0000	1.40
1.50	0.0000	0.0000	1.50
1.60	0.0000	0.0000	1.60
1.70	0.0000	0.0000	1.70
1.80	0.0000	0.0000	1.80
1.90	0.0000	0.0000	1.90
2.00	0.0000	0.0000	2.00
2.10	0.0000	0.0000	2.10
2.20	0.0000	0.0000	2.20
2.30	0.0000	0.0000	2.30
2.40	0.0000	0.0000	2.40
2.50	0.0000	0.0000	2.50
2.60	0.0000	0.0000	2.60
2.70	0.0000	0.0000	2.70
2.80	0.0000	0.0000	2.80
2.90	0.0000	0.0000	2.90
3.00	0.0000	0.0000	3.00
3.10	0.0000	0.0000	3.10
3.20	0.0000	0.0000	3.20
3.30	0.0000	0.0000	3.30
3.40	0.0000	0.0000	3.40
3.50	0.0000	0.0000	3.50
3.60	0.0000	0.0000	3.60
3.70	0.0000	0.0000	3.70
3.80	0.0000	0.0000	3.80
3.90	0.0000	0.0000	3.90
4.00	0.0000	0.0000	4.00
4.10	0.0000	0.0000	4.10
4.20	0.0000	0.0000	4.20
4.30	0.0000	0.0000	4.30
4.40	0.0000	0.0000	4.40
4.50	0.0000	0.0000	4.50
4.60	0.0000	0.0000	4.60
4.70	0.0000	0.0000	4.70
4.80	0.0000	0.0000	4.80
4.90	0.0000	0.0000	4.90
5.00	0.0000	0.0000	5.00
5.10	0.0000	0.0000	5.10
5.20	0.0000	0.0000	5.20
5.30	0.0000	0.0000	5.30
5.40	0.0000	0.0000	5.40
5.50	0.0000	0.0000	5.50
5.60	0.0000	0.0000	5.60
5.70	0.0000	0.0000	5.70
5.80	0.0000	0.0000	5.80
5.90	0.0000	0.0000	5.90
6.00	0.0000	0.0000	6.00
6.10	0.0000	0.0000	6.10
6.20	0.0000	0.0000	6.20
6.30	0.0000	0.0000	6.30
6.40	0.0000	0.0000	6.40
6.50	0.0000	0.0000	6.50
6.60	0.0000	0.0000	6.60
6.70	0.0000	0.0000	6.70
6.80	0.0000	0.0000	6.80
6.90	0.0000	0.0000	6.90
7.00	0.0000	0.0000	7.00
7.10	0.0000	0.0000	7.10
7.20	0.0000	0.0000	7.20
7.30	0.0000	0.0000	7.30
7.40	0.0000	0.0000	7.40
7.50	0.0000	0.0000	7.50
7.60	0.0000	0.0000	7.60
7.70	0.0000	0.0000	7.70
7.80	0.0000	0.0000	7.80
7.90	0.0000	0.0000	7.90
8.00	0.0000	0.0000	8.00
8.10	0.0000	0.0000	8.10
8.20	0.0000	0.0000	8.20
8.30	0.0000	0.0000	8.30
8.40	0.0000	0.0000	8.40
8.50	0.0000	0.0000	8.50
8.60	0.0000	0.0000	8.60
8.70	0.0000	0.0000	8.70
8.80	0.0000	0.0000	8.80
8.90	0.0000	0.0000	8.90
9.00	0.0000	0.0000	9.00
9.10	0.0000	0.0000	9.10
9.20	0.0000	0.0000	9.20
9.30	0.0000	0.0000	9.30
9.40	0.0000	0.0000	9.40
9.50	0.0000	0.0000	9.50
9.60	0.0000	0.0000	9.60
9.70	0.0000	0.0000	9.70
9.80	0.0000	0.0000	9.80
9.90	0.0000	0.0000	9.90
10.00	0.0000	0.0000	10.00
10.10	0.0000	0.0000	10.10
10.20	0.0000	0.0000	10.20
10.30	0.0000	0.0000	10.30
10.40	0.0000	0.0000	10.40
10.50	0.0000	0.0000	10.50
10.60	0.0000	0.0000	10.60
10.70	0.0000	0.0000	10.70
10.80	0.0000	0.0000	10.80
10.90	0.0000	0.0000	10.90
11.00	0.0000	0.0000	11.00
11.10	0.0000	0.0000	11.10
11.20	0.0000	0.0000	11.20
11.30	0.0000	0.0000	11.30
11.40	0.0000	0.0000	11.40
11.50	0.0000	0.0000	11.50
11.60	0.0000	0.0000	11.60
11.70	0.0000	0.0000	11.70
11.80	0.0000	0.0000	11.80
11.90	0.0000	0.0000	11.90
12.00	0.0000	0.0000	12.00
12.10	0.0000	0.0000	12.10
12.20	0.0000	0.0000	12.20
12.30	0.0000	0.0000	12.30

Sub-Area	Area at Control Elevation	Additional Site Area at Top of Bank	Total
Low E	10.41	10.41	
High E	12.26	12.26	
Area (ft ²)	0	2000.26	
Area (acres)	0.0000	0.0464	
Stage (NAVD)	Linear Slope	Vert. Slope	Stage (NAVD)
0.50	0.0000	0.0000	0.50

APPENDIX E

1. POST-DEVELOPMENT CURVE NUMBER CALCULATIONS

MAIN SITE	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
Site	<i>Impervious</i>						
	Pavement	20,714	0.48	72.60%		98	71.14
	Building	2,740	0.06	9.60%		98	9.41
	Water Surface	0	0.00	0.00%		98	0.00
	<i>Impervious Total =</i>	<i>23,454</i>	<i>0.54</i>	<i>82.20%</i>			
	<i>Pervious</i>						
	Landscape Area	5,080	0.12	17.80%	Open, Good	80	14.24

Subtotal Area = **28,534** **0.66** **100.00%** **CN =** **94.80**

WET POND	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
Site	<i>Impervious</i>						
	Building/Pavement	0	0.00	0.00%		98	0.00
	Water Surface	0	0.00	0.00%		98	0.00
	<i>Impervious Total =</i>	<i>0</i>	<i>0.00</i>	<i>0.00%</i>			
	<i>Pervious</i>						
	Landscape Area	0	0.00	0.00%		80	0.00

Subtotal Area = **0** **0.00** **100.00%** **CN =** **0.00**

Total Area = **28,534** **0.66** **100.00%**

Total Pavement =	20,714	0.48	72.60%	98	71.14
Total Building =	2,740	0.06	9.60%	98	9.41
Total Water Surface =	0	0.00	0.00%	98	0.00
Total Pervious =	5,080	0.12	17.80%	80	14.24

Total Project Area = **28,534** **0.66** **100.00%** **CN =** **94.80**

Area for Dry Pretreatment (Total Site - Lake Area)

0.66 ac

Required Dry Pretreatment (0.5" X Treatment Area)

0.027 ac-ft

2. POST-DEVELOPMENT RUNOFF CALCULATIONS

Post-Development Runoff Volume Calculator (Site)
Based on the Soil Conservation Service Technical Release 55
Urban Hydrology for Small Watersheds, June 1986

SFWMD					
5 Year 1 Hour					
INPUT:					
P = Rainfall Depth:	3.20	inches			
CN = Curve Number:	94.80				
A = Basin Area:	0.66	acres			
S = Potential Maximum Retention After Runoff Begins:	0.55				
Q = Runoff:	2.62	inches =	0.22	feet	
OUTPUT:					
V = Runoff Volume:	0.14	acre-feet			
5 Year 24 Hour					
INPUT:					
P = Rainfall Depth:	7.30	inches			
CN = Curve Number:	94.80				
A = Basin Area:	0.66	acres			
S = Potential Maximum Retention After Runoff Begins:	0.55				
Q = Runoff:	6.68	inches =	0.56	feet	
OUTPUT:					
V = Runoff Volume:	0.36	acre-feet			
25 Year 72 Hour					
INPUT:					
P = Rainfall Depth:	14.50	inches			
CN = Curve Number:	94.80				
A = Basin Area:	0.66	acres			
S = Potential Maximum Retention After Runoff Begins:	0.55				
Q = Runoff:	13.86	inches =	1.16	feet	
OUTPUT:					
V = Runoff Volume:	0.76	acre-feet			
100 Year 72 Hour					
INPUT:					
P = Rainfall Depth:	17.00	inches			
CN = Curve Number:	94.80				
A = Basin Area:	0.66	acres			
S = Potential Maximum Retention After Runoff Begins:	0.55				
Q = Runoff:	16.36	inches =	1.36	feet	
OUTPUT:					
V = Runoff Volume:	0.89	acre-feet			

ALL ELEVATIONS LISTED IN NAVD '88

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

0.5
12.25
0.00 ac-ft
0.342 ac-ft

Control Elevation =
Finished Floor Elevation =
Minimum Treatment Volume Required =
Exfiltration Trench Volume Provided =

Control Elevation =	0.5
Finished Floor Elevation =	12.25
Area at Control Elevation =	-
Area at Top of Bank =	0.5921
Building Area =	0.063

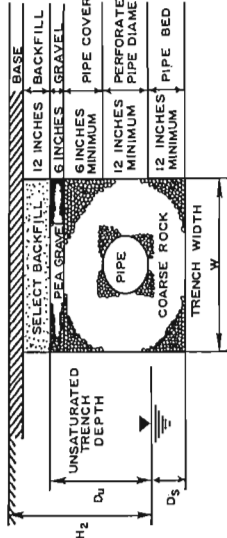
	Total	Total
Sub-Area	Site	Site
Low El.	Storage	Storage
High El.	Area	Volume
Area (ft ²)		
Area (acres)		
Stage		
(NAVD)	(sq)	(ac-ft)
0.50	0.0000	0.0000
1.00	0.0000	0.0428
1.50	0.0000	0.0656
2.00	0.0000	0.1283
2.50	0.0000	0.1711
3.00	0.0000	0.2139
3.50	0.0000	0.2567
4.00	0.0000	0.2994
4.50	0.0000	0.3422
5.00	0.0000	0.3422
5.50	0.0000	0.3422
6.00	0.0000	0.3422
6.50	0.0000	0.3422
7.00	0.0000	0.3422
7.50	0.0000	0.3422
8.00	0.0000	0.3422
8.50	0.0000	0.3422
9.00	0.0000	0.3422
9.50	0.0000	0.3422
10.00	0.0000	0.3422
10.50	0.1128	0.3595
11.00	0.2538	0.4441
11.50	0.3948	0.5692
12.00	0.5358	0.8247
12.10	0.5640	0.8783
12.20	0.5921	0.9347
12.30	0.5921	0.9936
12.40	0.5921	1.0528
12.50	0.5921	1.1120
12.60	0.5921	1.1712

4. EXFILTRATION CALCULATIONS

Post-Development

Existing Longitudinal Trench: 0 LF
Existing Exfiltration Trench: 0 LF
Proposed Exfiltration Trench: 40 LF
Total: 40 LF

SFPM/D/DERM
EXFILTRATION TRENCH CALCULATIONS for SITE



Minimum Gravel:		Elevation (NAVD)
Asphalt/Base Thickness:	10.00 in.	10.15 ft.
Select Backfill:	25.80 in.	9.32 ft.
Pen Gravel Thickness:	12.00 in.	7.17 ft.
Weir Elevation		6.17 ft.
Pipe Cover:	6.00 in.	10.15 ft.
Pipe Wall Thickness:	2.00 in.	5.67 ft.
Pipe Diameter:	18.00 in.	5.50 ft.
Pipe Invert:		4.00 ft.
Seasonal High Water:		0.50 ft.
Pipe Bed (Ds):	0.00 ft.	0.50 ft.
Trench Bottom:		0.50 ft.

Required Pre Treatment Minimum for Commercial	0.66	acres:	0.027 ac-ft.
Required Treatment Minimum for Total Project	2.5 in. X	% IMP	0.110 ac-ft.

K=HYDRAULIC CONDUCTIVITY (gfs/ft²·ft head)
H2=DEPTH TO WATER TABLE (ft)

W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)
L=LENGTH OF TRENCH
TD=TRENCH DEPTH
V=VOLUME OF WATER STORED

K=	0.0007400
H2=	9.650
Weir Elevation at H2	10.150
W=	5.000
Du=	6.667
Ds=	0.000
L=	40.000
TD=	6.667

EQUATION USED FOR THIS CALCULATION:

$$V = (L) \cdot (K \cdot (H2^2 \cdot Du \cdot Ds) + 1.39E10 \cdot (L \cdot W \cdot Du))$$
$$V / (ac \cdot ft) = 0.342$$

The following equations are used to determine the storage of the exfiltration trench.

E.Q. #1 $V = (L) \cdot (K \cdot (H2^2 \cdot Du \cdot Ds) + 1.39E10 \cdot (L \cdot W \cdot Du))$

E.Q. #2 $V = (L) \cdot (K \cdot (H2^2 \cdot Du \cdot Ds) + 1.39E10 \cdot (L \cdot W \cdot Du))$

IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH
or IF THE TRENCH WIDTH IS > 2 * TOTAL TRENCH DEPTH

L (Equation 1)= 4.106511111
L (Equation 2)= 2.678311111

*FROM Broward County License Application No. L2015-224
SFPM/D Application No. 150828-17

5. POST-DEVELOPMENT TREATMENT VOLUME SUMMARY

PRE-TREATMENT

	Basin Area	Required Pre-Treatment (0.5 in over Impervious Area)	Provided Treatment	Type of Pre-Treatment Provided
	(ac)	(ac-ft)	(ac-ft)	
SITE	0.66	0.027	0.342	Exfiltration

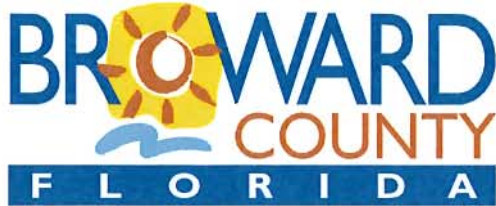
WATER QUALITY TREATMENT

Site Area (ac)	0.655
Building Area* (ac)	0.063
Impervious Area (ac)	0.476
Pervious Area (ac)	0.117

Site Area for Water Quality = Site Area - Building Area	0.592
Site Area for Water Quality - Pervious =	0.476
Percentage Impervious for Water Quality =	80.3%

0.5" x Site Area (ac-ft)	0.027
2.5" x Percentage Impervious for Water Quality (ac-ft)	0.110
Treatment Required for Site (ac-ft)	0.110

Net Required Treatment (ac-ft)	0.110
Treatment Provided (ac-ft)	0.342



Environmental Protection and Growth Management Department
ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION
Environmental Engineering and Licensing Section
1 North University Drive, Room 201-A, Plantation, Florida 33324
Phone * 954-519-1483 Fax * 954-519-1412

December 29, 2016

BK Sterling Investment, LLC
Attention: Jorge Lerman, Manager
PO Box 460189
Houston, TX 77056

RE: GENERAL LICENSE GL2016-125

Project Name: Dania Pointe Burger King
Project Address: 1800 STIRLING RD, Dania Beach

This is to notify you of the action taken by the Environmental Protection and Growth Management Department (EPGMD) concerning your application received December 09, 2016. The application has been reviewed for compliance with the following requirements.

Broward County Surface Water Management Review - GRANTED:

EPGMD has reviewed the project for compliance with the General License requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management General License No. GL2016-125 was issued on December 29, 2016. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawings, plans, documents and specifications, as submitted by licensee, and made a part hereof.

This approval will remain in effect subject to the following:

1. the attached Broward County General Conditions;
2. the attached Broward County Specific Conditions.

Please contact me at (954) 357-4955 should you have any questions.

Issued by:

Danyl Noel, E.I., Engineer Intern
Surface Water Management Program

C: Kimley-Horn & Associates, Inc.
Attention: Melibe S. Thomas
445 24th Street, Suite 200
Vero Beach, FL 32960

Broward County General Conditions

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by the Environmental Protection and Growth Management Department (EPGMD) pursuant to this chapter. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within eight (8) hours. Within three (3) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity, that are submitted to the EPGMD, may be used by the EPGMD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by Section 403.111, Florida Statutes.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, and shall comply with all provisions of the most current version of this chapter, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license, approval, or regulatory requirement by this or any other governmental agency that may be required.
11. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPGMD, and any forbearance on behalf of EPGMD to exercise its rights hereunder in the event of any breach by the licensee shall not be deemed or construed to be a waiver of EPGMD's rights hereunder.

Broward County Special Conditions

1. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.
2. Electronic self-certification through the website: www.fldeportal.com/go/apply-build is required no later than 30 days after the start of construction, in accordance with the 10/2 General Permit requirements of 403.814(12) F.S.
3. The operation or construction will be in accordance with the approved details and plans submitted with the application. Any modification must be submitted to the EPGMD in writing and receive prior approval.



February 1, 2017

Corrine Lajoie
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004



**RE: Site Plan SP-122-16 – 2nd Review
Dania Pointe Burger King – Right-of-Way Vacation Comments**

Dear Ms. Lajoie,

Please accept the following responses to your comments dated January 26, 2017 concerning the above referenced project.

VACATION - CORRINE LAJOIE

Comment 1) Per 655-20(B) provide notarized signature of abutting property owners (Stirling Hotel Dania Beach LTD, Folio #5042334880010).

Response 1) *The applicant is working with the City Attorney as well as abutting property owner to resolve this issue.*

Comment 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.

Response 2) *As discussed with the City, an application for variance of the public right-of-way width for the remaining portion of the right-of-way has been submitted and will be heard by City Commission on February 28, 2017.*

Comment 3) Provide approval letter from FDOT regarding resulting roadway connection.

Response 3) *No changes are proposed to the Burger King access on Stirling Road. Although no changes are proposed to the access, the Burger King access is identified as approved Access #1 within the FDOT Access Management letter and was part of the overall traffic study. It is shown on the Stirling Road offsite plans as existing. A copy of the FDOT*

plans approval will be provided when obtained.

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin M. Roberson, P.E.
Vice President

K:\VRB_LDEV\147337007_Dania Boomers\WP\Corresp\CITY OF DANIA BEACH\Burger King Comments\ROW - Response Letter 1-5-17 .docx



January 31, 2017

Ronnie Navarro
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

**RE: Dania Pointe Burger King – Site Plan SP-122-16
Engineer's Traffic Statement**

Dear Mr. Navarro,

This letter is to identify the Regional Activity Center (RAC) Transportation Mitigation Impact Fee for the construction of the proposed Burger King at Dania Pointe pursuant to the City of Dania Beach Resolution 2014-049. The Resolution identifies an impact fee of \$21.26 per P.M. peak hour trip generated by construction of the project.

The site is currently occupied by an existing Burger King. Forty-nine (49) P.M. peak hour trips are generated by the existing Burger King. The construction of the proposed Burger King will generate forty-four (44) P.M. peak hour trips.

As the proposed Burger King generates less than the existing Burger King, no impact fee is required for construction.

Please see the attached table displaying the calculations used to determine the peak hour trip generation.

Should you have any additional questions please do not hesitate to contact me at (772) 794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

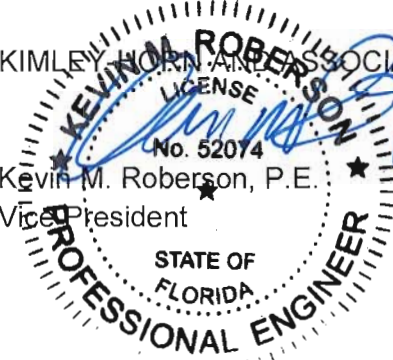

Kevin M. Roberson, P.E.
Vice President

TABLE 1 WEEKDAY PEAK HOUR TRIP GENERATION DANIA POINTE BURGER KING				
Land Use	Intensity	PM Peak Hour		
		Total	In	Out
<u>Existing</u>				
Fast-Food Restaurant with Drive-Through	3,035	99	51	48
Pass-by	50%	50	26	24
<i>Existing net new external trips</i>		49	25	24
<u>Proposed</u>				
Fast-Food Restaurant with Drive-Through	2,740	89	46	43
Pass-by	50%	45	23	22
<i>Proposed net new external trips</i>		44	23	21
<i>Trip Differential (proposed net - existing net)</i>		(5)	(2)	(3)
Trip generation was calculated using the following data:				
PM Peak Hour Trip Generation				
Fast-Food Restaurant with Drive-Through	ITE 934	T = 32.65 trips / 1,000 sq. ft. (52% in / 48% out)		

k:\wpb_tpto\montefusco\danla pointe\new folder\[trip gen burger king existing vs propsoed.xls]table 1 fri_tgen
 12/29/2016 15:14

**WATER SUPPLY SITE SURVEY
BURGER KING
1800 STIRLING ROAD
DANIA BEACH, FL**

TEST DATE: 1/31/16**SUMMARY STATEMENT**

This report provides the current available fire hydrant water supply for the Burger King located at 1800 Stirling Road. Estimated fire hydrant flow requirements for this development are 1500 gpm @ 20 psig.

SUMMARY OF RESULTS (CONCLUSION C1 - AS DESIGNED)

Code Basis for Design:

5th Edition Florida Fire Code with Local Amendments

Required Fire Flow at 20 psig and Duration:

1500 gpm for 2 hours

Available Fire Flow at 20 psig and Duration:

1715 gpm for 2 hours

CONTACT INFORMATION

Backflow Prevention Contact
Ronnie Navarro
City Engineer
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
Phone: (954) 924-3615
Fax: (954) 921-2604

Fire Department Contact
John Loughman
Fire Safety Inspector
Fire Marshal's Bureau
Broward County Sheriff's Office
2601 West Broward Blvd
Ft. Lauderdale, FL 33312
Phone: (954) 831-8210
Fax: (954) 831-8218

Water Department Contact
Phil Skidmor
Chief Operator
City of Dania Beach
1201 Stirling Road
Dania Beach, FL 33004
Phone: (954) 924-3616
Fax: (954) 924-3621

Please consult with the Fire Protection Engineer-of-Record to discuss design options prior to site layout.

REGISTRATION STATEMENT

I, Katrina L. Smith, a licensed professional engineer in the State of Florida, do hereby certify that this water flow test has been completed in accordance with NFPA 291 and is a true and correct survey for the project location for the date and time of the testing. It is understood that the water supply information supplied in this report will become the design basis for the water based fire suppression systems (fire sprinkler and hose station).

SUPERVISED BY: KATRINA L. SMITH, P.E.
ALTERNATIVES IN ENGINEERING, INC.



EXISTING CONDITIONS

Site

The site is located in the western portion of Dania Beach, on the north side of Stirling Road, just west of SW 18th Avenue. A 12 inch water line is located in Stirling Road and a 6 inch line is located in SW 18th Avenue. The site has four hydrants within 200 feet of the building foot print. Two hydrants are connected to the 12 inch main in Stirling Road, and two hydrants are connected to the 6 inch main in SW 18th Avenue. The arrangement of these lines in the immediate vicinity of the property is contained on the enclosed Attachment #1 – Utility Plan.

Water System

The City of Dania Beach utilizes a direct pumping arrangement to supply water to its gridded distribution system. Pumps at the plant and are rated for one 1250 gpm and four at 2500 gpm. A minimum of one pump operates constantly. Pump operation is automatic. The plant is equipped with emergency stand-by power. Based on the results of a 24 hour monitoring of the pressures at the site, the pressures generally range from 58 to 62 psi, but can range from as low as 50 psi to 66 psi for short durations.

WATER FLOW TEST RESULTS

Flow for the test was made utilizing the hydrant located 290 feet north of the static and residual hydrant. Static and residual pressures were taken at the hydrant located at the northwest corner of Stirling Road and SW 18th Avenue. Two 2½ inch hydrant butts were utilized, each equipped with a 2½ inch Pollard diffuser. Pitot readings of 22/22 psig were received on the diffusers with a discharge coefficient of 0.90. This resulted in a total flow of 1574 gpm at a residual pressure of 50 psig. Static pressure before and after testing was 60 psig. Please see enclosed Attachment #2 for a graphical representation of this test and for necessary calculations. This test is effective at U1 for friction loss purposes. The test was made at 2:05 P.M., EST.

The general area surrounding the project has not been completely built out. This report does not provide projected pressure changes due to build out of the surrounding area.

HYDRAULIC CALCULATIONS

Adjusting to the low city pressures results in a 10 psig deduction and is included with the calculations. This deduction is based on Broward County's requirement that all flow test be adjusted down to 50 psi static to account for drought conditions.

An extra 900 gpm is included in the calculations to simulate development of the property north of the site.

The city system can be considered a capable supply, with respect to the expected duration requirements. This acceptability is based on the system capability to meet the estimated fire flow requirement of 1500 gpm for the design 120 minute fire flow duration.

CONCLUSIONS

CONCLUSION C1 - AS DESIGNED ON PRELIMINARY CIVILS

FIRE HYDRANT SUPPLY: The available public supplies combined with the main sizing and arrangement as shown on Attachment #1, should yield a fire hydrant flow rate of 1715 gpm at 20 psig, at hydrants "FH1", "FH3", and "FH4". See Attachment #2 for a graphical representation and for necessary calculations.

**WATER SUPPLY SITE SURVEY
BURGER KING
1800 STIRLING ROAD
DANIA BEACH, FL**

TEST DATE: 1/31/16

I, Chad A. Lueders, employed by Alternatives In Engineering, Inc., certify that this water flow test has been completed in accordance with NFPA 291 and represents a true and correct survey for the project location at time and date of testing.

PREPARED BY:

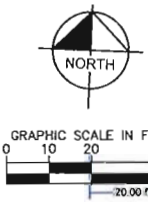
Chad Lueders

CHAD A. LUEDERS, P.E.
ALTERNATIVES IN ENGINEERING, INC.

Attachment #1– Area Water Map
Attachment #2 – Water Supply Plot
Attachment #3 – Results of the 24 hour pressure monitoring

cc: Kyle Shasteen, Kimley-Horn and Associates, Inc. (email only)

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EASE INTERCEPTOR SCHEDULE		
RIM ELEV.	INVERT IN	INVERT OUT
±11.11	7.93	7.68
±11.13	7.95	7.70

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

[illegible]

WATER SUPPLY FLOW TEST FIRE HYDRANT FLOW

Page 1 of 4

Store #: 1800 Stirling Burger King

Location: Dania Beach, FL

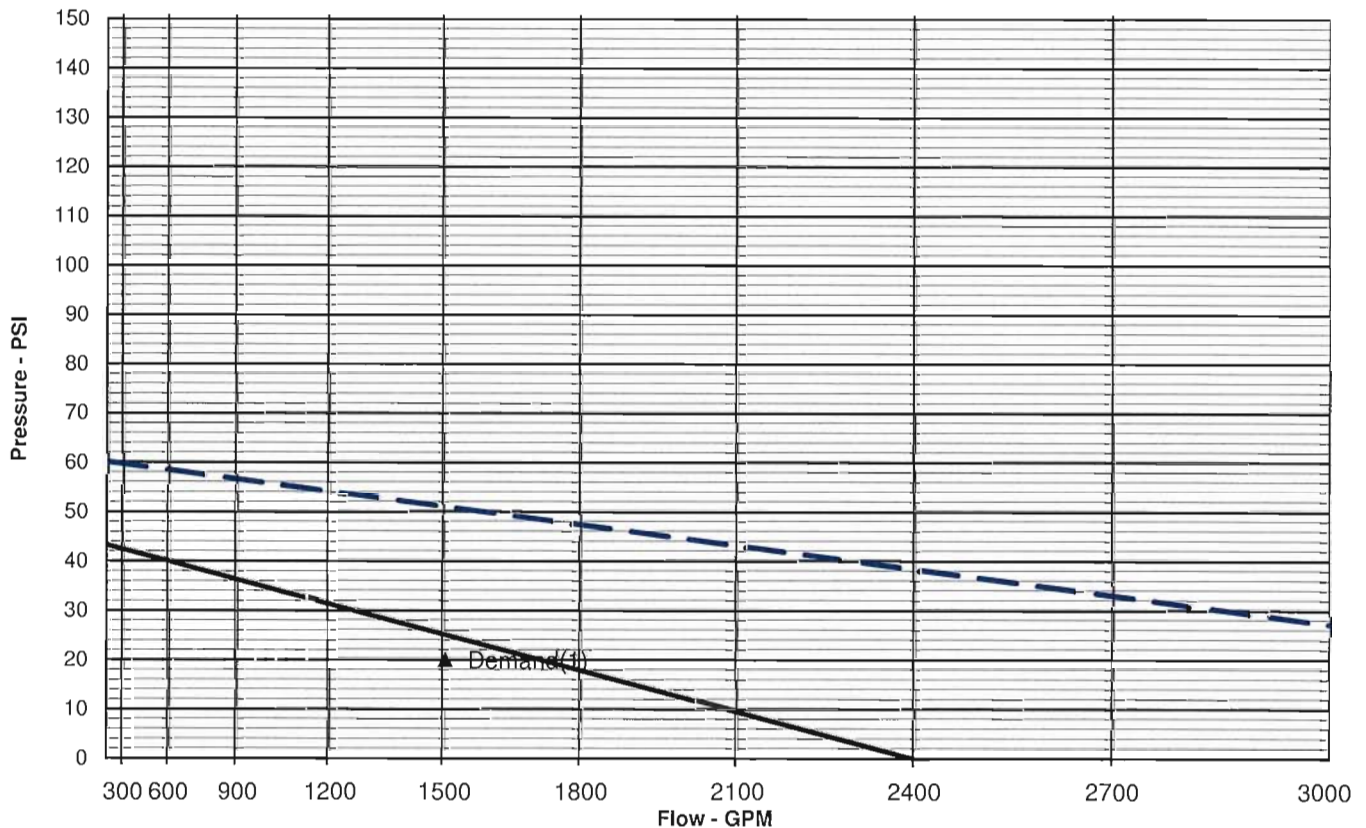
Static 60 psi Flow 1574 gpm Residual 50 psi Pitot 22 psi Date: 01/31/16
 Nozzle Type: 2-2.5" Pollard Diffuser(s) Discharge Coeff: 0.90 Time: 2:05 PM
 Gauge Location: Hydrant, NW Corner of Stirling Road and SW 18th Ave EST
 Flow Location: Hydrant, 290 feet north of Gauge Hydrant
 Test By Nancy K. Epstein Alternatives in Engineering, Inc.
 Backflow Preventer Existing (Mfg _____ Model _____)
 = _____ inch Double Check _____)

Desired Demand Notes:

(1) Desired Fire Flow **1500** gpm @ **20** psi

Graph Legend

(1) Flow Test Line 
 (10) Flow Hydrant(s) Line 



Calculations to Flow Hydrant(s)		BOR High Static: 59.4 psi	Static	Residual	Residual	Residual
		gpm	0	1715	0	0
1	Available Per Test		60.00	28.73		
2	Elevation Adjustment 1.5 ft x 0.433 =		-0.65	-0.65		
3	Pipe Loss to Flow Hydrant(s) PVC ▼		59.35	28.08		
	6 in. = ft. C= 150 I.D. = 6.08		-			
	8 in. = ft. C= 150 I.D. = 7.98		-			
	10 in. = ft. C= 150 I.D. = 9.79		-			
	12 in. = ft. C= 150 I.D. = 11.65		-			
4	Hass Calcs - Test to Flow Hydrant(s) (See Attached Sheets)		-6.05	1.92		
5	Flow Hydrant(s) Supply per Test		53.30	30.00		
6	Adjustment for Low City Pressure (Tank drop, pump effect, etc.)		-10.00	-10.00		
7	Flow Hydrant(s) Supply Upstream of Backflow Preventer		43.30	20.00		
8	Backflow Preventer Loss and Preload		0.00	0.00		
9	Other Device Losses (Meter, etc.)		0.00	0.00		
10	Flow Hydrant(s) Supply Downstream of Backflow Preventer		43.3	20.0		

DATE: 2/1/2017 CTS\DANIA BEACH, FL\BURGER KING\BURGER KING ANIA BEACH.SDF

JOB TITLE: Attachment #2 - Hydrant Flow

NFPA WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. (PSI)	FLOW @ (GPM)	AVAIL. PRESS. (PSI)	TOTAL @ DEMAND (GPM)	REQ'D PRESS. (PSI)
SRC	60.0	50.0	1574.0	34.4	2615.0	

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	2615.0 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	2615.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	0.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)	NOTES
U1	11.0	HOSE STREAM	34.4	900.0	
U2	11.0	- - - -	34.4	- - -	
U3	11.0	- - - -	34.4	- - -	
U4	11.0	- - - -	34.4	- - -	
U5	11.0	- - - -	31.5	- - -	
U6	11.0	- - - -	30.8	- - -	
FH1	11.0	HOSE STREAM	30.7	1000.0	
FH2	11.0	- - - -	34.4	- - -	
FH3	11.0	HOSE STREAM	30.0	500.0	PAGE #1 LINE #5
FH4	11.0	HOSE STREAM	31.3	215.0	
SRC	11.0	SOURCE	34.4	2615.0	

DATE: 2/1/2017 CTS\DANIA BEACH, FL\BURGER KING\BURGER KING ANIA BEACH.SDF

JOB TITLE: Attachment #2 - Hydrant Flow

NFPA2 PIPE DATA

Pipe Tag	K-fac	Add Fl	Add Fl To	Fit:	L	C	(Pt)	
Frm Node	PT	(q)	Node/	Eq.Ln.	F	Pf/ft.	(Pe)	Nc
To Node	PT	Tot.(Q)	Disch	Act ID	(ft.)	T	(Pf)	
Pipe: 1	H.S.	900.0	Disch					
SRC	Source	715.0	U5			1.00	150	34.4
U1	11.0	34.4	1000.0	U2	E12.00	0.00		0.0
	11.0	34.4	2615.0		11.650	1.00	0.006	0.0
Pipe: 2	0.0	0.0				47.00	150	34.4
U1	11.0	34.4	1000.0	FH1	E12.00	0.00		0.0
U2	11.0	34.4	1000.0		11.650	47.00	0.001	0.0
Pipe: 3	0.0	0.0				104.00	150	34.4
U3	11.0	34.4	0.0		E12.00	0.00		0.0
U2	11.0	34.4	0.0		11.650	104.00	0.000	0.0
Pipe: 4	0.0	0.0				108.00	150	34.4
U4	11.0	34.4	0.0		E12.00	24.00		0.0
U3	11.0	34.4	0.0		11.650	132.00	0.000	0.0
Pipe: 5	0.0	215.0	FH4			190.00	150	34.4
U1	11.0	34.4	500.0	U6	E6.000	46.00		0.0
U5	11.0	31.5	715.0		6.080	236.00	0.012	2.9
Pipe: 5A	0.0	0.0				114.00	150	31.5
U5	11.0	31.5	500.0	FH3	E6.000	0.00		0.0
U6	11.0	30.8	500.0		6.080	114.00	0.006	0.7
Pipe: 6	0.0	0.0				40.00	150	34.4
FH2	11.0	34.4	0.0		E6.000	68.00		0.0
U4	11.0	34.4	0.0		6.080	108.00	0.000	0.0
Pipe: 7	H.S.	1000.0	Disch			69.00	150	34.4
U2	11.0	34.4	0.0		E6.000	90.00		0.0
FH1	11.0	30.7	1000.0		6.080	159.00	0.023	3.7
Pipe: 8	H.S.	215.0	Disch			37.00	150	31.5
U5	11.0	31.5	0.0		E6.000	90.00		0.0
FH4	11.0	31.3	215.0		6.080	127.00	0.001	0.2
Pipe: 9	H.S.	500.0	Disch			58.00	150	30.8
U6	11.0	30.8	0.0		E6.000	68.00		0.0
FH3	11.0	30.0	500.0		6.080	126.00	0.006	0.8

NOTES (HASS):

- (1) Calculations were performed by the HASS 8.6 computer program in accordance with NFPA13 (2016) under license no. 16031165 granted by HRS Systems, Inc.
208 Southside Square
Petersburg, TN 37144
(931) 659-9760

DATE: 2/1/2017 CTS\DANIA BEACH, FL\BURGER KING\BURGER KING ANIA BEACH.SDI

JOB TITLE: Attachment #2 - Hydrant Flow

- (2) The system has been calculated to provide an average imbalance at each node of 0.034 gpm and a maximum imbalance at any node of 0.169 gpm.
- (3) Total pressure at each node is used in balancing the system. Maximum water velocity is 11.1 ft/sec at pipe 7.
- (4) Items listed in bold print on the cover sheet
are automatically transferred from the calculation report.
- (5) Available pressure at source node SRC under full flow conditions is 34.42 psi with a flow of 2615.04 gpm.

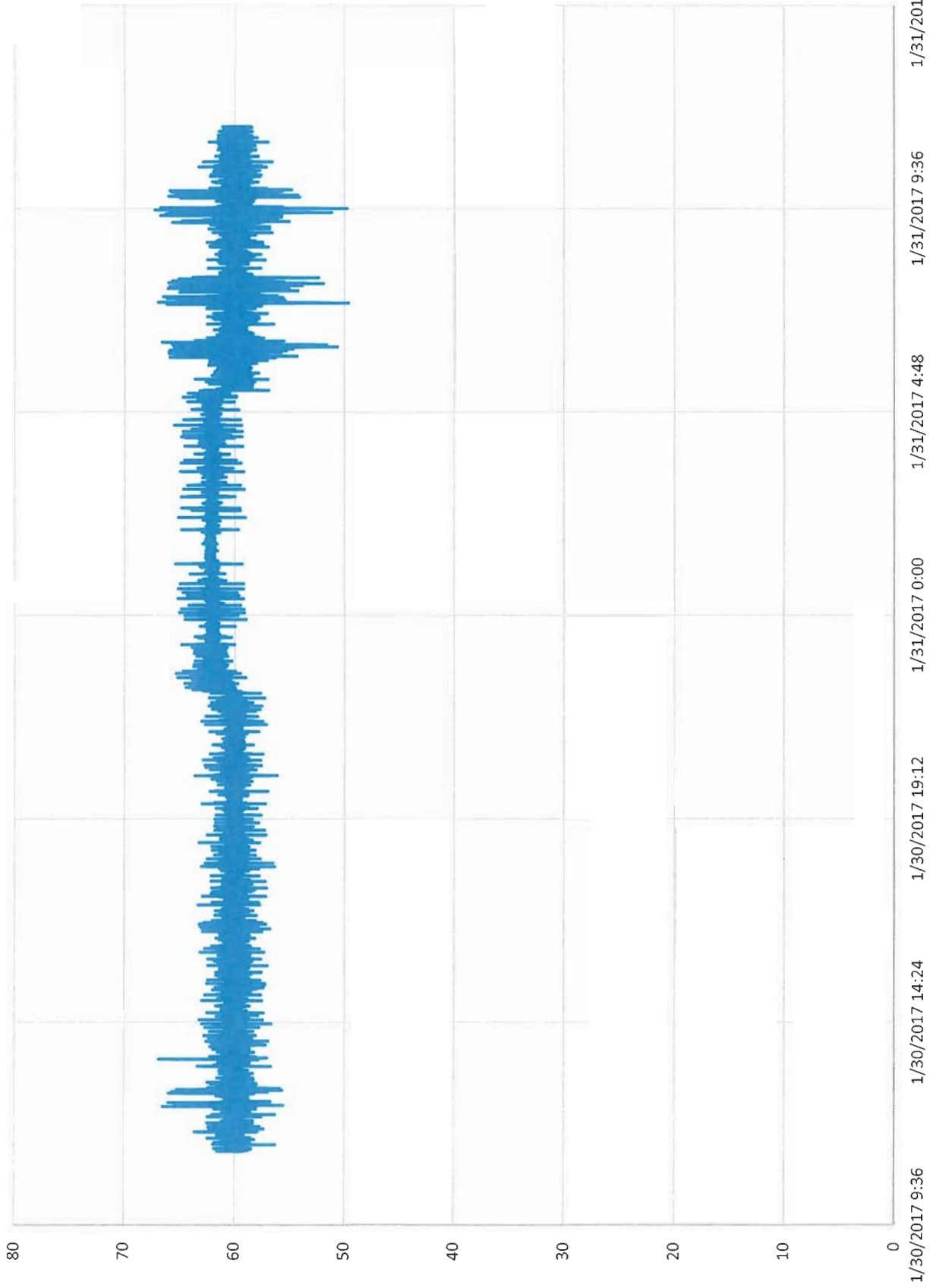
(6) PIPE FITTINGS TABLE

Pipe Table Name: STANDARD.PIP

PAGE: E	MATERIAL: PVC150			HWC: 150			
Diameter	Equivalent Fitting Lengths in Feet						
(in)	E	T	L	C	B	G	N
	Ell	Tee	LngEll	ChkVlv	BfyVlv	GatVlv	NPTee
6.080	22.00	46.00	14.00	49.00	15.00	5.00	46.00
11.650	36.00	81.00	24.00	87.00	28.00	8.00	81.00

ATTACHMENT #3
GRAPHICAL OF 24 HOUR
PRESSURE MONITORING

Chart Title





Date: January 5, 2017 Job Number: 147337007
Project Name: Dania Pointe
To: City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004
954-924-6805

We are sending these by

☐ UPS ☐ FedEx (Stan/Prior) ☒ Hand Deliver
☐ Other: _____

We are sending you

☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders
☐ Other: _____

Copies	Date	No.	Description – Dania Pointe BK Site Plan Application
6		1	Comment Response Letter
6		2	24" x 36" Burger King Civil, Landscape, Tree Disposition, and Irrigation Plans
6		3	Dania Pointe Burger King Drainage Report
6		4	Plat Determination Letter
1		5	Application for the Approval of the Fire Protection Water Supply Design & Fire Statement of Verification
6		6	RAC Traffic Impact Letter and Table
6		7	Property Ownership Exhibit
6		8	Fire Autoturn Exhibit
6		9	Right-of-Way Vacation Response Letter
6		10	Approved Surface Water Management License
1		11	CD with all attachments

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☒ Copies for approval
☐ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution
☐ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints



Remarks: Please find the enclosed for your review and approval. Also, please contact me at Nicole.Haselden@kimley-horn.com or (772) 794-4125 should you have any questions. Thank you!

Copy to: _____ Signed Nicole Haselden, E.I.T.



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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: January 3, 2017

Application #: SP-122-16

Name of Project/Development: Burger King at Dania Pointe

Address of Project/Development: 1800 Stirling Road, Dania Beach, FL 33004

Owner/Agent: Joseph Denis

Design Professional of Record: Melibe Thomas, P.E.

Water Purveyor: City of Dania Beach

Water Purveyor Address: 100 W. Dania Beach Blvd., Dania Beach, FL 33004

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

TYPE V

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

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

[Signature]
Signature - Owner/Agent/Occupant

1-3-17
Date

[Signature]
Signature - Design Professional of Record

1-4-17
Date

FILE





January 4, 2017

Sean Brown
Battalion Chief
Broward County Sheriff's Office
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District
103 West Dania Beach Blvd.
Dania Beach, Florida 33004

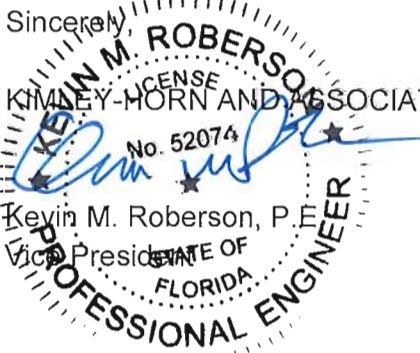
RE: Dania Pointe Burger King – Fire

Dear Mr. Brown,

This letter is to identify that the proposed watermain sizing, fire hydrant spacing, and fire hydrant locations for the Burger King of the Dania Pointe Project, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Please contact me at (772) 794-4100 or Kevin.Roberson@kimley-horn.com should you have any questions.

Sincerely,

A circular professional engineer seal for Kevin M. Roberson, No. 52074, State of Florida. The seal includes the text "KEVIN M. ROBerson", "LICENSE", "KIMLEY-HORN AND ASSOCIATES, INC.", "No. 52074", "KEVIN M. ROBerson, P.E.", "Vice President", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER". A blue ink signature is written over the seal.
KIMLEY-HORN AND ASSOCIATES, INC.
Kevin M. Roberson, P.E.
Vice President



January 5, 2017

Corrine Lajoie
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004



RE: Site Plan SP-122-16 – 1st Review
Dania Pointe Burger King - Site Plan Comments

Dear Ms. Lajoie,

Please accept the following responses to your comments dated December 22, 2016 concerning the above referenced project.

LANDSCAPE – DANIEL PAROBOK

Comment 1) Tree Disposition Plan: Per Sec. 275-80 show both existing site conditions and proposed construction. Overlay proposed construction over existing site on the plans.

Response 1) Please see the tree disposition plan showing existing site conditions and proposed construction enclosed in this submittal package. Nine (9) trees within the Burger King property are proposed to be saved.

Comment 2) Plans that include the removal of specimen trees without following City and County code requirements for tree preservation cannot be approved. Per Sec. 825-80(B) of the City Code, "A tree may be removed only when an applicant has demonstrated to the city that the proposed or existing developments cannot be located on the site without the removal of the tree, and that there is no practical way to avoid tree removal." This subsection further requires that removals be limited to the minimum number necessary with preference toward preserving the highest quality trees, and that remaining trees of high quality must be relocated.
Please revise the proposed plans to retain the vast majority of the trees in place, especially high quality specimen trees. For any trees proposed for removal, demonstrate through showing draft site plans and specific regulatory site development requirements, the efforts made to avoid tree impacts.
A number of these trees are of exceptional quality and if are demonstrated to be justified for impact, relocation will be required. Site plans will need to

be revised to show these relocations either on site or onto the adjacent Dania Pointe property.

Please note that requirements for tree removal permitting are under the authority of the County and have been delegated to the City, and as such these requirements cannot be waived or eliminated through a variance.

Response 2) ***Please see the tree disposition plan showing the site plan background with existing trees. Nine (9) trees within the Burger King property are proposed to be saved.***

Comment 3) No further landscape plan review can occur until tree the above referenced tree preservation issues have been resolved, as addressing this issue is likely to substantially modify the proposed plans.

Response 3) ***Acknowledged.***

Comment 4) Note that plans that include tree removal cannot be approved until previously requested information regarding tree removals/mitigation for the various project phases of Dania Pointe is provided by the applicant, as those have bearing on landscape and mitigation calculations for this site.

Response 4) ***Acknowledged.***

Comment 5) In order to complete any further landscaping review, a PDF copy of the landscape and site plan must be provided. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com

Response 5) ***A PDF copy of the current landscape plan has been emailed per your request.***

FIRE MARSHALL'S OFFICE – SEAN BROWN

Tier 1 Comments

Comment 1) Fire Department Access Information as follows:
a. All turning radii (demonstrated)

Response 1) ***Please see the auto-turn exhibit displaying all turning radii enclosed in this submittal package.***

- Comment 2) Water Supply Information as follows:
- a. Water main size for the south water main identified on the project
 - b. Dimensions of the three nearest adjacent hydrants to the project site

Response 2) *Please see updated Utility plan showing existing water main size south of the project and the requested dimensions.*

- Comment 3) Proof of Water Supply & Fire Flow Demand as follows:
- a. Fire Hydrant Flow Test
 - b. Building Construction Type and Square Footage
 - c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
 - d. A completed Application for the Approval of the Fire Protection Water Supply Design
(See the last page of this document)
 - e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).

Response 3) *Please see the attached Application for Approval of the Fire Protection Water Supply Design and signed statement of verification.*

Tier 2 Comments

- Comment 4) Additional Fire Department Access Information as follows:
- a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated

Response 4) *No fire lanes will be provided, however "no parking – fire lane" signs will be added. Tier 2 Comments to be addressed at a later date.*

- Comment 5) Additional Water Supply Information as follows (If applicable):
- a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.

Response 5) *At this point, the building is not planned on being sprinklered, however this information will be added at a later date if fire service is added.*

Comment 6) A detail sheet accompanying the Civil Plans with the following details (If applicable):

- a. Fire Hydrant Detail
- b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
- c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
- d. Post Indicating Valve Detail (where applicable)
- e. Underground Gate Valve Detail (where applicable)
- f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
- g. Signage Detail for the Fire Department Connections (where applicable)

Response 6)

- a. No hydrants are proposed to be installed with the Burger King plans. Hydrants are all existing or proposed by offsite roadway plans. therefore, no detail is provided.*
- b. Please see response "a" above.*
- c. Please see response "a" above.*
- d. No fire service is currently proposed therefore no PIV is proposed.*
- e. Please see responses above.*
- f. No DDCV is proposed. The existing water meter and domestic backflow are to remain.*
- g. No FDCs are proposed.*

Comment 7) Address Detail

Response 7) *Tier 2 Comments to be addressed at a later date when building plans are submitted.*

Comment 8) NOTE ONLY: Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

Response 8) *Acknowledged.*

ENGINEERING COMMENTS – RONNIE NAVARRO

Comment 1) Provide traffic study per attached guideline.

- Response 1)** *The site is currently occupied by an existing Burger King. Forty-nine (49) P.M. peak hour trips are generated by the existing Burger King. The construction of the proposed Burger King will generate forty-four (44) P.M. peak hour trips. As the proposed Burger King generates less than the existing Burger King, no Traffic Study is required.*
- Comment 2) Revisit proposed pedestrian accessibility route between Stirling Road and the proposed building. Crossing is preferred to be perpendicular and that stop sign must be located prior to crosswalk. Refer to BCTED guidelines.
- Response 2)** *Please see updated Site Plan, Sheet C-300 reflecting a perpendicular pedestrian crossing. A stop sign and bar is located 4' prior to the cross walk.*
- Comment 3) Will the two drive thru aisles merged as one as driver approaches exit to Stirling Road? If so this must be taken into consideration in your pavement and striping plan.
- Response 3)** *The two drive-thru aisles merge into one drive-thru aisle at the payment and pick-up window. Once the driver exits the pick-up window, the drive-thru aisle merges with the southbound bypass lane at the stop bar just south of the Burger King. A callout has been added to the stripe designating the separation between the two lanes. Please see attached Site Plan, Sheet C-300.*
- Comment 4) Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations.
- Response 4)** *Please see the Drainage Summary Report enclosed in this submittal package. Broward County has already approved the Surface Water Management License for Burger King. The approved license is attached.*
- Comment 5) Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.

Response 5) *The nearest current FEMA base flood elevation is 8 and the finished floor elevation is 12.25. On the Paving, Grading, and Drainage, Sheet C-400, the FEMA base flood elevation is stated on Note 22 under the Drainage Notes and finished floor elevation is shown on the building footprint.*

Comment 6) Proposed grading and drainage plan shall be based on the stormwater management calculations.

Response 6) *Acknowledged, the plans attached reflect the stormwater calculations which were approved by Broward county.*

Comment 7) Provide water demand estimates per AWWA M22 for preliminary sizing of water meter.

Response 7) *The water demand is based upon the total fixture value is 73.8 GPM. This demand is based on (2x) flush valves, (2x) lavs, (1x) urinal, (1x) mop sink, (1x) prep sink, (2x) hand sink, and (1x) 3-comp sink. However the new Burger King is proposed to generate less water demand than the existing building.*

Comment 8) A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Antoine Johnson, Administrative Coordinator, Public Services Department to make an appointment, phone number 954-924- 6808 ext. 3882, email: apollar@daniabeachfl.gov

Response 8) *Acknowledged. A meeting will occur during the design/permitting phase of the project. The restaurant already exists and is proposed to be demolished and rebuilt.*

Comment 9) Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.

Response 9) *Acknowledged, Article 415 does not apply to the Burger King property as the Burger King is not platted and there are no proposed public roadways to be constructed. However, a note has been added on*

Sheet C-400 stating that the contractor is responsible for repairing any sidewalk damaged by the proposed construction.

Comment 10) Show sight distance analysis using FDOT Index No. 546 at intersection SW 18th Court. This must be reflected on the landscaping plan as well.

Response 10) As discussed at the DRC Meeting held on December 22, 2016, a sight distance analysis is not needed, as the driveway is not being altered.

Comment 11) In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format.

Response 11) The proposed Burger King is smaller than the existing Burger King and as such, no additional demands are anticipated.

Comment 12) Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

Response 12) Acknowledged. Please see the enclosed CD containing the package. All elevations shown on the plans are based on NAVD 1988.

SITE PLAN - CORRINE LAJOIE

Comment 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."

(M) "The location, dimensions, and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas."

(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)".

Response 1)

(I) The attached Site Plan, Sheet C-300, reflects the information requested for rights-of-way, property lines, streets, buildings, pedestrian areas and physical features. The survey reflects existing features. There are no ultimate right-of-way lines, water courses, or water bodies within or adjacent to the project. A property ownership exhibit has also been attached for information.

(J) Locations and dimensions of setback lines are shown on the attached Site Plan, Sheet C-300.

(J) The location, dimensions, bearings and curve data where applicable are shown on the Site Plan, Sheet C-300.

(M) The locations and dimensions of entrances, exits, parking, loading, pedestrian, and vehicular use areas are shown on the Site Plan, Sheet C-300. There are no curb cuts proposed as SW 18th Street is proposed on the roadway plans, and the access to Stirling is existing.

(N) Photometric plans will be attached at a later date.

(T) Existing and proposed pedestrian walkways and bicycle paths are labeled on the Site Plan, Sheet C-300.

(U) Existing transit routes are offsite. There are no proposed transit easements or rights-of-way for transit easements.

(Y)(4) Vehicular use information is shown on the Landscape Plan, Sheet L-100.

(Y)(9) There is no minimum lot area or width/depth requirements within the PMUD.

(Y)(10) The setback requirements are shown on the Site Data table on the Site Plan, Sheet C-300. There are no specific build-to lines.

(Z) Traffic circulation in the form of drives and lanes, and pavement markings are shown on the Site Plan.

Comment 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 collated package of all submittals including survey, floor plan, building elevations, civil, landscape and site plan, not 3 separate bundles of plans.

Response 2) Burger King site plan application was complete, signed, and the site plan application fee was paid in full. Rezoning and amendment of the DDG will occur prior to or concurrent with site plan approval. Those applications were submitted separately. This resubmittal and future submittals will be collated as requested.

Comment 3) PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.

Response 3) Please see the enclosed letter from Broward County stating that the property does not need to be replatted.

Comment 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.

Response 4) No right-of-way dedication is required in front of the Burger King property.

Comment 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.

Response 5) Please see attached RAC Traffic Impact letter regarding the number of peak trips. A traffic study is not required, as the number

of peak hour trips generated by construction of the project does not exceed 50.

Comment 6) WATER: Identify projected water demand for the project.

Response 6) *The proposed Burger King is smaller than the existing Burger King and not anticipated to generate more water demand than the existing building. The water demand estimates per AWWA M22 for preliminary sizing of water meter and based upon the total fixture value is 73.8 GPM. This demand is based on (2x) flush valves, (2x) lavs, (1x) urinal, (1x) mop sink, (1x) prep sink, (2x) hand sink, and (1x) 3-comp sink.*

Comment 7) SIGNS: NOT INCLUDED IN THIS REVIEW

Response 7) *Acknowledged.*

Comment 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.

Response 8) *FAA/BCAD review is underway, and approval will be forwarded upon receipt.*

Comment 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.

Response 9) *Bicycle requirements adhere to the Dania Pointe Design Development Guidelines (DDG), and are shown on the Site Data table and on the Site Plan, Sheet C-300, labeled as "P" with 3 spaces.*

Comment 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.

Response 10) *The Applicant is processing the cost recovery fee and it will be provided under separate cover.*

Comment 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.

Response 11) *Please see attached RAC Traffic Impact Mitigation letter. The proposed Burger King generates less trips than the existing Burger King and no traffic impact fees are due.*

Comment 12) Must provide latest revised set of plans on disk prior to going to public hearing.

Response 12) *Acknowledged. Please see the enclosed CD containing the package.*

Comment 13) Provide approval letter from FDOT.

Response 13) *As discussed at the DRC Meeting held on December 22, 2016, this comment is being removed.*

Comment 14) Must obtain statement from City Engineer stating the traffic study/statement is complete and accepted prior to public hearing.

Response 14) *Please see Response 1 and 11 which indicate no additional trips are generated and no Traffic Study is required.*

Comment 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.

Response 15) *Acknowledged. Sheet C-300 has been updated to reflect this change.*

Comment 16) Per DDG, Section 7 #7, on Sheet C-300, provide dimensions of all drive aisles and access points.

Response 16) *Please see updated Site Plan, Sheet C-300, showing dimensions of onsite driveways and offsite driveways to the centerline.*

Comment 17) Sheet C-300, property line shown on survey is not the same as property line shown on site plan. If new property lines are proposed, show both (new and proposed) on site plan.

Response 17) *Please see attached Property Line Exhibit showing property lines for the Burger King. The Site Plan shows the future condition. The survey shows the existing condition.*

Comment 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.

Response 18) *A revision to the DDG associated with the rezoning of Burger King into the PMUD will be submitted separately and will address this issue. A new Block will be created which will include Burger King.*

Comment 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.

Response 19) *The architectural elevations will be submitted at a later date.*

Comment 20) Per DDG, Sec. 5(G)(1) Mechanical equipment shall be screened from view. Identify location of equipment to ensure it will be screened.

Response 20) *This information will be provided on the architectural elevations which will be submitted at a later date.*

Comment 21) Per DDG, Sec. 10, Provide lighting plan to ensure compliance.

Response 21) *Acknowledged. The lighting plan will be provided at a later date.*

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



January 5, 2017

Corrine Lajoie
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004



**RE: Site Plan SP-122-16 – 1st Review
Dania Pointe Burger King – Right-of-Way Vacation Comments**

Dear Ms. Lajoie,

Please accept the following responses to your comments dated December 22, 2016 concerning the above referenced project.

VACATION - CORRINE LAJOIE

Comment 1) Per 655-20(B) provide notarized signature of abutting property owners (Stirling Hotel Dania Beach LTD, Folio #5042334880010).

Response 1) *The Stirling Hotel signature is being requested by the Applicant and is forthcoming.*

Comment 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.

Response 2) *As discussed with the City, an application for variance of the public right-of-way width for the remaining portion of the right-of-way will be forthcoming.*

Comment 3) Provide approval letter from FDOT regarding resulting roadway connection.

Response 3) *No changes are proposed to the Burger King access on Stirling Road. Although no changes are proposed to the access, the Burger King access is identified as approved Access #1 within the FDOT Access Management letter and was part of the overall traffic study. It is shown on the Stirling Road offsite plans as existing. A copy of the FDOT plans approval can be provided when obtained.*

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin M. Roberson, P.E.
Vice President

K:\VRB_LDEV\147337007_Dania Boomers\WP\Corresp\CITY OF DANIA BEACH\Burger King Comments\ROW - Response Letter 1-5-17 .docx



Environmental Protection and Growth Management Department
ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION
Environmental Engineering and Licensing Section
1 North University Drive, Room 201-A, Plantation, Florida 33324
Phone * 954-519-1483 Fax * 954-519-1412

December 29, 2016

BK Sterling Investment, LLC
Attention: Jorge Lerman, Manager
PO Box 460189
Houston, TX 77056

RE: GENERAL LICENSE GL2016-125

Project Name: Dania Pointe Burger King
Project Address: 1800 STIRLING RD, Dania Beach

This is to notify you of the action taken by the Environmental Protection and Growth Management Department (EPGMD) concerning your application received December 09, 2016. The application has been reviewed for compliance with the following requirements.

Broward County Surface Water Management Review - GRANTED:

EPGMD has reviewed the project for compliance with the General License requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management General License No. GL2016-125 was issued on December 29, 2016. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawings, plans, documents and specifications, as submitted by licensee, and made a part hereof.

This approval will remain in effect subject to the following:

1. the attached Broward County General Conditions;
2. the attached Broward County Specific Conditions.

Please contact me at (954) 357-4955 should you have any questions.

Issued by:

Danyl Noel, E.I., Engineer Intern
Surface Water Management Program

C: Kimley-Horn & Associates, Inc.
Attention: Melibe S. Thomas
445 24th Street, Suite 200
Vero Beach, FL 32960



Broward County General Conditions

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by the Environmental Protection and Growth Management Department (EPGMD) pursuant to this chapter. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within eight (8) hours. Within three (3) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity, that are submitted to the EPGMD, may be used by the EPGMD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by Section 403.111, Florida Statutes.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, and shall comply with all provisions of the most current version of this chapter, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license, approval, or regulatory requirement by this or any other governmental agency that may be required.
11. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPGMD, and any forbearance on behalf of EPGMD to exercise its rights hereunder in the event of any breach by the licensee shall not be deemed or construed to be a waiver of EPGMD's rights hereunder.

Broward County Special Conditions

1. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.
2. Electronic self-certification through the website: www.fldeportal.com/go/apply-build is required no later than 30 days after the start of construction, in accordance with the 10/2 General Permit requirements of 403.814(12) F.S.
3. The operation or construction will be in accordance with the approved details and plans submitted with the application. Any modification must be submitted to the EPGMD in writing and receive prior approval.



January 4, 2017

Corrine Lajoie
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

**RE: Dania Pointe Burger King – Site Plan SP-122-16
RAC Transportation Mitigation Impact Fee**

Dear Ms. Lajoie,

This letter is to identify the Regional Activity Center (RAC) Transportation Mitigation Impact Fee for the construction of the proposed Burger King at Dania Pointe pursuant to the City of Dania Beach Resolution 2014-049. The Resolution identifies an impact fee of \$21.26 per P.M. peak hour trip generated by construction of the project.

The site is currently occupied by an existing Burger King. Forty-nine (49) P.M. peak hour trips are generated by the existing Burger King. The construction of the proposed Burger King will generate forty-four (44) P.M. peak hour trips.

As the proposed Burger King generates less than the existing Burger King, no impact fee is required for construction.

Please see the attached table displaying the calculations used to determine the peak hour trip generation.

Should you have any additional questions please do not hesitate to contact me at (772) 794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

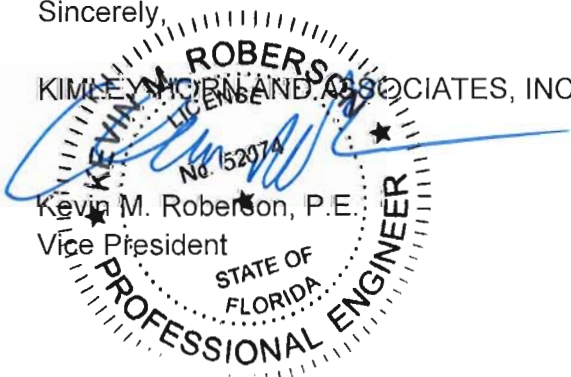
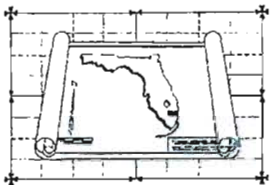


TABLE 1 WEEKDAY PEAK HOUR TRIP GENERATION DANIA POINTE BURGER KING				
Land Use	Intensity	PM Peak Hour		
		Total	In	Out
Existing				
Fast-Food Restaurant with Drive-Through	3,035	99	51	48
Pass-by	50%	50	26	24
<i>Existing net new external trips</i>		49	25	24
Proposed				
Fast-Food Restaurant with Drive-Through	2,740	89	46	43
Pass-by	50%	45	23	22
<i>Proposed net new external trips</i>		44	23	21
<i>Trip Differential (proposed net - existing net)</i>		(5)	(2)	(3)
Trip generation was calculated using the following data: PM Peak Hour Trip Generation Fast-Food Restaurant with Drive-Through ITE 934 T = 32.65 trips / 1,000 sq. ft. (52% in / 48% out)				

k:\wpb_tpto\montefusco\dania pointe\new folder\[trip gen burger king existing vs propsoed.xls]table 1 fri_tgen
12/29/2016 15:14

Kimlev»Horn



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

June 2, 2016

Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, Florida 33442



Dear Ms. Strutt:

Re: Platting requirements for a parcel legally described as a portion of Parcel 'B,' "Krilich Plat," according to the Plat thereof, as recorded in Plat Book 142, Page 19, of the Public Records of Broward County, Florida; together with all of Lots 14-17 and a portion of Lots 7-10 and 12-13, Block 1, "Douglas Hill," according to the Plat thereof, as recorded in Plat Book 12, Page 45, of the Public Records of Broward County, Florida, less a portion for right-of-way purposes; together with the East half of vacated Southwest 18 Court right-of-way. This parcel is generally located on the northeast corner of Southwest 18 Court and Stirling Road, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Regarding the portion of the proposed development located within "Krilich Plat," Planning Council staff has determined that replatting would not be required by Section D.2, Chapter IV, of the Broward County Land Use Plan. Section D.2. would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on February 2, 1990.

Regarding the portion of the proposed development located within "Douglas Hill," Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement. As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

Linda C. Strutt, AICP

June 2, 2016

Page Two

- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 0.67 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 14-17, Block 1, "Douglas Hill") is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. portion of Lots 7-10 and 12-13, Block 1, "Douglas Hill"), or with vacated rights-of-way (i.e. East half of vacated Southwest 18 Court), Section D.2, Chapter IV, of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Senior Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBT

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach

Kimley»Horn

Date: November 22, 2016 Job Number: 147337007

Project Name: Dania Pointe

To: City of Dania Beach

100 W Dania Beach Blvd

Dania Beach, FL 33004

954-924-6805

We are sending these by

☐ UPS

☒ FedEx (Overnight)

☐ Hand Deliver

☐ Other: _____

We are sending you

☒ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☐ Prints/Plans

☐ Samples

☐ Specifications

☐ Change Orders

☐ Other: _____

Copies	Date	No.	Description – Dania Pointe BK Site Plan Application
1		1	BK Site Plan Application Fee (Additional Charge) - \$4,370
1		2	CD of Attachments for 11/21/16 BK Site Plan Application Submittal

These are transmitted as checked below:

☐ For your use

☐ Approved as submitted

☐ Resubmit

☐ Copies for approval

☒ As requested

☐ Approved as noted

☐ Submit

☐ Copies for distribution

☐ For review and comment

☐ Returned for corrections

☐ Return

☐ Corrected prints

Remarks: Please find the enclosed check and CD for your use. Also, please contact me at Nicole.Haselden@kimley-horn.com or (772) 794-4125 should you have any questions. Thank you!

Copy to: _____ Signed Nicole Haselden, E.I.T.





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



Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: SP-122-16

(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 Rd., Dania Beach, FL 33004 504233090030

Please see attached

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

Recorded Plat Name: Please see attached

Folio Number(s): Please see attached Legal Description: Please see attached

Applicant/Consultant Legal Representative (**circle one**) Kimley-Horn & Associates - Melibe S. Thomas

Address of Applicant: 445 24th Street, Suite 200, Vero Beach, FL 32960

Business Telephone: 772-794-4100 Home: _____ Fax: _____

E-mail address: Melibe.Thomas@Kimley-Horn.com

Name of Property Owner: BK Sterling Investment, LLC.

Address of Property Owner: 48 East Flagler Street, PH-101, Miami, FL 3313

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan Submittal

*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: 0.81 Gross Acreage: 0.81 Prop. Square Footage: 2,600 SF

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 Kimley Horn & Associates, Inc. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 21 DAY OF Oct., 20 16

By:

Jorge Leanna, member Be Starline 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.***

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090



Date: November 21, 2016 Job Number: 147337007

Project Name: Dania Pointe

To: City of Dania Beach

100 W Dania Beach Blvd

Dania Beach, FL 33004

954-924-6805

We are sending these by

☐ UPS

☐ FedEx (Stan/Prior)

☒ Hand Deliver

☐ Other: _____

We are sending you

☒ Attached

☐ Under separate cover via _____ the following items:

☐ Shop Drawings

☐ Prints/Plans

☐ Samples

☐ Specifications

☐ Change Orders

☐ Other: _____

<i>Copies</i>	<i>Date</i>	<i>No.</i>	<i>Description – Dania Pointe BK Site Plan Application</i>
1		1	Standard Development Application – Site Plan
1		2	Check for \$1,130.00
6		3	24" x 36" Burger King Civil, Landscape, and Irrigation Plans
6		4	24" x 36" Floor Plans and Color Elevations
6		5	24" x 36" Survey

These are transmitted as checked below:

☐ For your use

☐ Approved as submitted

☐ Resubmit

☐ Copies for approval

☐ As requested

☐ Approved as noted

☐ Submit

☐ Copies for distribution.

☒ For review and comment

☐ Returned for corrections

☐ Return

☐ Corrected prints

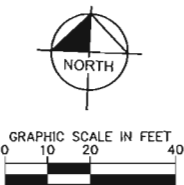
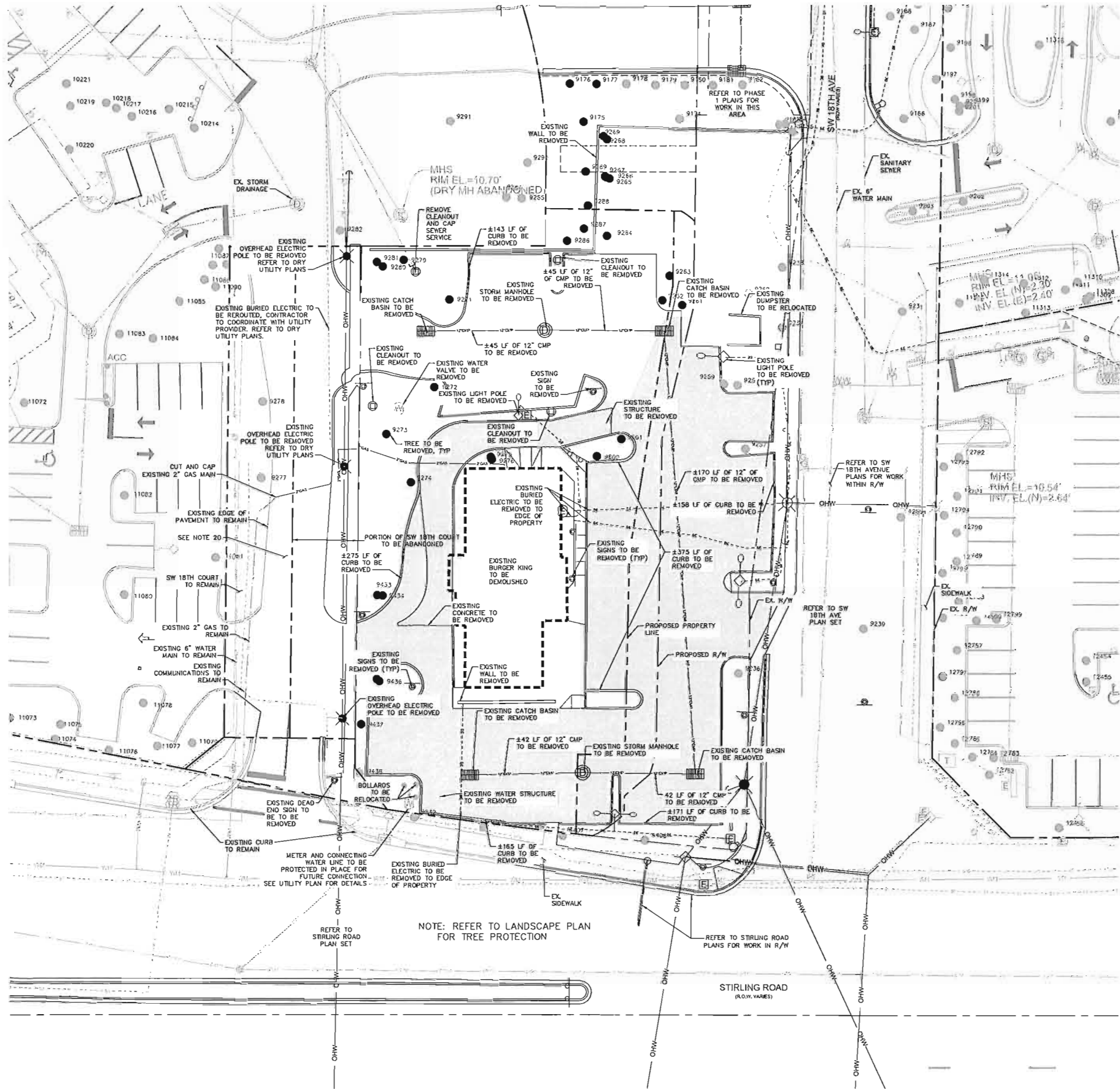
Remarks: Please find the enclosed for your review and approval. Also, please contact me at Nicole.Haselden@kimley-horn.com or (772) 794-4125 should you have any questions. Thank you!

Copy to: _____

Signed

Nicole Haselden, E.I.T.

Printed By: Heselden, Nicole Sheet: San Diego Pointe Burger King Layout: C-100 DEMOLITION PLAN January 31, 2017 03:45:00pm K:\V08_105\142337007_denis_burger\CAD\plan\Burger King\C-100 DEMOLITION PLAN.dwg
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DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLANS IS TO DEPICT EXISTING FEATURES THAT ENCOMPASS THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PROPOSAL. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THESE DEMOLITION PLANS ARE BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THESE PLANS WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
6. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM THE SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJACENT ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
7. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED.
8. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERUPTIONS WITH THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO STORE OPERATION AND THE CUSTOMERS.
9. WHERE REMAINING, INLETS, MANHOLE COVERS AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLURES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE MAINTAINED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
12. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING BUILDINGS THAT ARE TO REMAIN AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE OWNER AND COORDINATION THROUGH THE EXISTING USERS.
13. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
14. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
16. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DEMOLITION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED. ALL UTILITIES DETERMINED TO BE ABANDONED THAT FALL UNDER A PROPOSED BUILDING SHALL BE REMOVED.
17. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES HEADING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR SHALL AVOID EXISTING UTILITIES THAT ARE TO REMAIN WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
18. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE OWNER.
19. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
20. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
21. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS / STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
22. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
23. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERUPTIONS WITH THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO STORE OPERATION AND THE CUSTOMERS.
24. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
25. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
26. REFERENCE EROSION CONTROL PLAN FOR SEQUENCING.
27. FOR ANY MATERIALS TO BE RECYCLED, CONTRACTOR MUST FIRST REMOVE ALL HAZARDOUS MATERIAL FROM THE MATERIALS TO BE RECYCLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL HAZARDOUS MATERIALS HANDLING AND DISPOSAL CRITERIA AND IN ACCORDANCE WITH ENVIRONMENTAL RECOMMENDATIONS PROVIDED BY THE PROJECT ENVIRONMENTAL CONSULTANT.
28. RECYCLED MATERIALS TO BE USED AS REPLACEMENT MATERIAL WILL MEET APPLICABLE FOOT SPECIFICATIONS FOR THE MATERIAL BEING REPLACED. CONTRACTOR TO OBTAIN APPROVAL FROM THE ENGINEER OF RECORD FOR THE USE OF ANY RECYCLED MATERIAL AS REPLACEMENT MATERIAL.

LEGEND

- PROPERTY LINE/ RIGHT OF WAY
- EXISTING WATER MAIN
- EXISTING OVER HEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING ASPHALT TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley-Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000586

LICENSED PROFESSIONAL
KEVIN M. ROBERSON, P.E.

SCALE: AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY M.T.

DEMOLITION PLAN

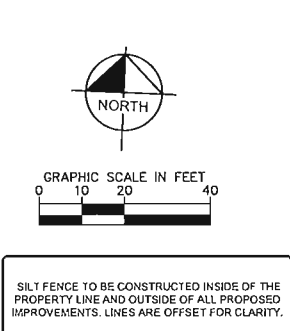
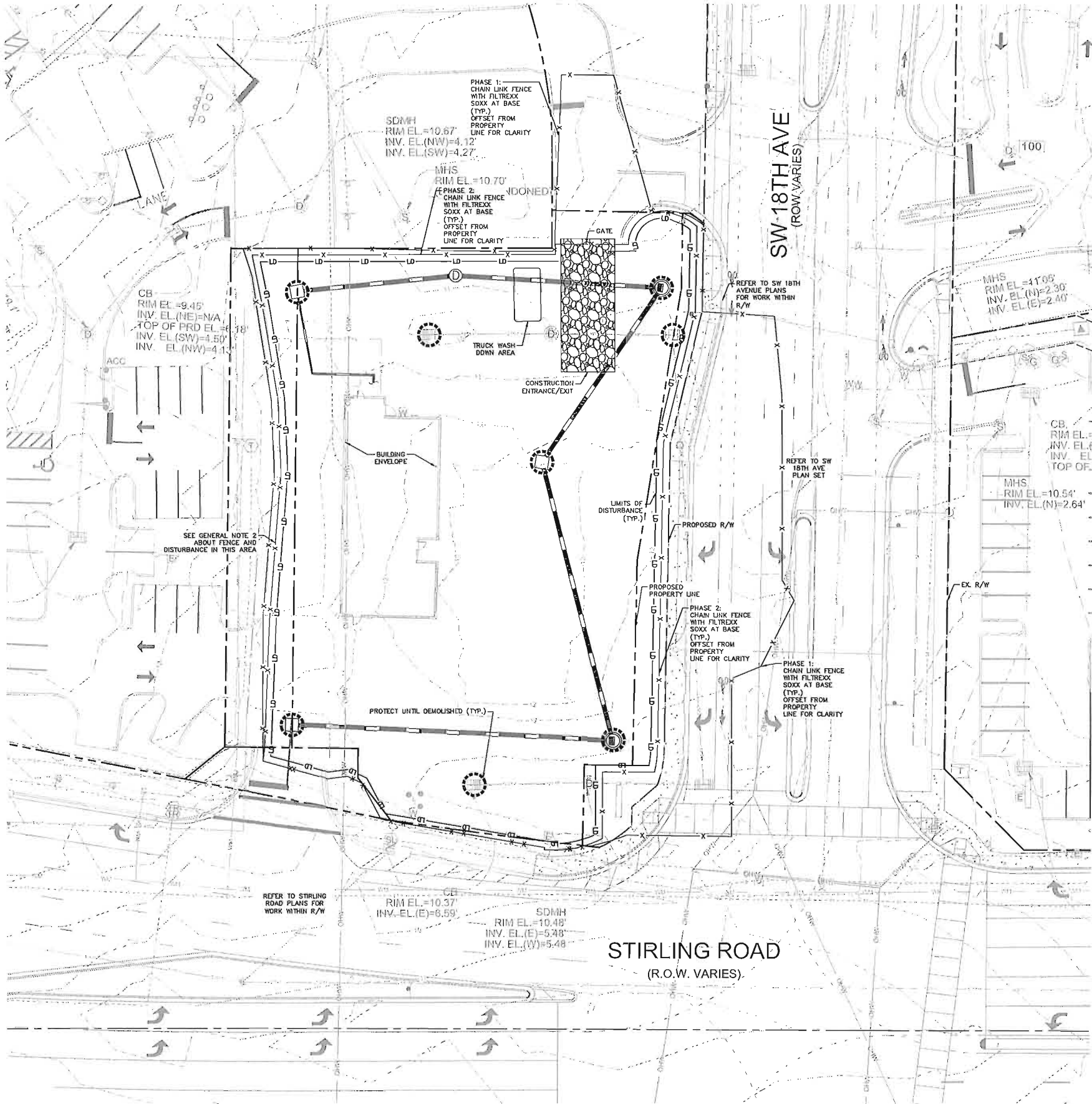
DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC

SHEET NUMBER
C-100

CITY OF DANIA BEACH FLORIDA

NO.	REVISIONS	DATE	BY
1	REVISED BID SET	12-09-16	ANH
2	REVISED BID SET	06-30-16	KAS

Plotted By: Headman, Nicole, Sheet: Spt-Dania Pointe Burger King, Layout: C-200, EROSION CONTROL PLAN, January 31, 2017, 03:45:34pm, K:\VRB_LDEV\142337007_dania_burger_king\c-200_erosion_control_plan.dwg, This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and attestation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ACREAGE SUMMARY	
TOTAL PROJECT AREA	0.66 AC
ON-SITE DISTURBED AREA	0.66 AC
OFF-SITE DISTURBED AREA	0.22 AC
TOTAL DISTURBED AREA	0.88 AC
IMPERVIOUS AREA AT COMPLETION (PAV & BUILDING)	0.54 AC

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL OR BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENuded AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENuded AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER KILETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATER COURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EROSION, CHANNEL CUT, SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE JOINTLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND COUNTY PERMITS."
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMPs NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMPs MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER PARKING, LAYDOWN PORTABILITY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIALS STORAGE CONTAINERS, SOIL WASTE CONTAINERS, ETC., IMMEDIATELY DEMOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND INSTALL PHASE 1 6" CHAIN LINK FENCE W/ FILTREXX SOXX AT BASE.
2. INSTALL KILET PROTECTION AT EXISTING KILETS.
3. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.), IF APPLICABLE.
4. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

PHASE 2

5. REMOVE PHASE 1 6" CHAIN LINK FENCE W/ FILTREXX SOXX AT BASE AND INSTALL PHASE 2 6" CHAIN LINK FENCE W/ FILTREXX SOXX AT BASE.
6. PERFORM MASS GRADING, FINISH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. INSTALL PROPOSED STORM DRAINAGE SYSTEM BEFORE DEMO OF EXISTING STORM DRAINAGE SYSTEM.
8. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED, WITH PURELY SEED (PLS) THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE LAYDOWN FOR 7 DAYS OR LONGER OR AS REQUIRED BY GENERIC PERMIT.
10. CLEAN PARKING AREA AND REMOVE TRASH AND DEBRIS FROM SITE.
11. REMOVE SILT FENCING AND KILET PROTECTION UPON COMPLETION OF CONSTRUCTION.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THIS SITE MAP AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED BY FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. KILET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DEGRADATION.
2. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION DATE SHALL BE MAINTAINED BY A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION DIRT AS CONDITIONS DEVIATE.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEVIATE.

GENERAL NOTE:

1. CONSTRUCTION STAGING AREAS MUST BE WITHIN THE LIMITS OF DISTURBANCE.
2. CONTRACTOR TO COORDINATE WITH OWNER TO PROVIDE FENCE AND EROSION PROTECTION WHILE MAINTAINING ACCESS TO HOTEL DURING CONSTRUCTION.

SURVEY NOTE:

1. INFORMATION ON THE PLAN BASED UPON ALTAIR'S LAND TITLE SURVEY PREPARED BY STONER & ASSOCIATES INC., DATED MARCH 16, 2016.

EROSION AND SEDIMENT CONTROL LEGEND

- X 6" CHAIN LINK FENCE W/ FILTREXX SOXX AT BASE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE/SILT FENCE
- PROPERTY LIVERIGHT-OF-WAY

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SUNSHINE STATE DIVE CALL OF FLORIDA, INC.

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00006956

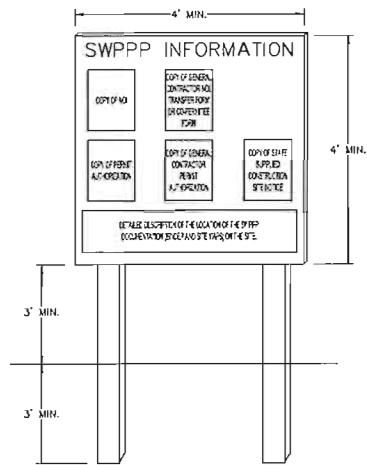
LICENSED PROFESSIONAL
KEVIN M. ROBINSON, P.E.
FLORIDA LICENSE NUMBER
52074

EROSION CONTROL PLAN

DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC
CITY OF DANIA BEACH
FLORIDA

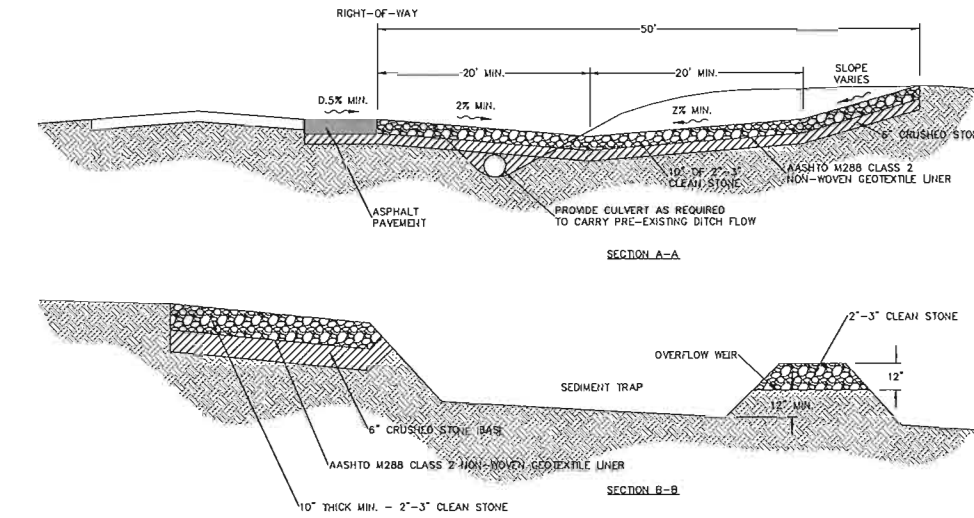
SHEET NUMBER
C-200

Plotted By: Hatched, Nicole, Sheet: San Diego Pointe Burger King Layout C-201 EROSION CONTROL DETAILS January 11, 2017 03:46:04pm K:\VRB_LDEV\147507000_dania burger king\C-201 EROSION CONTROL DETAILS.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

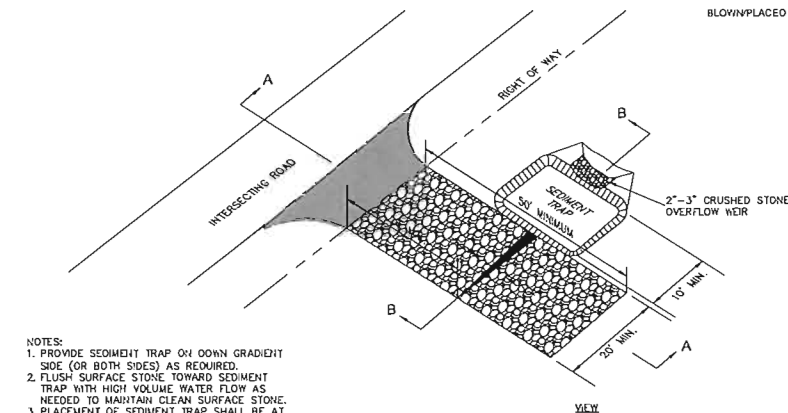


SWPPP INFORMATION SIGN
N.T.S.

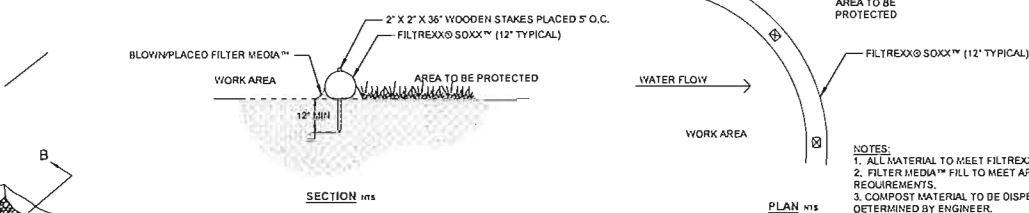
- NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VISIBLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
 6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



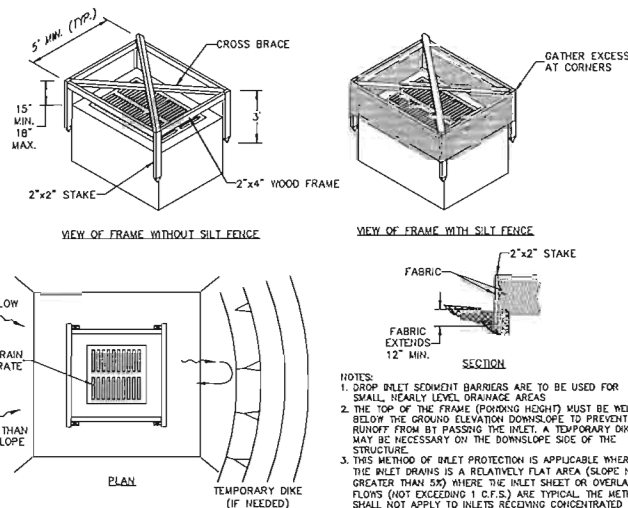
CONSTRUCTION EXIT AND VEHICULAR WASHDOWN DETAIL
N.T.S.



- NOTES:
1. PROVIDE SEDIMENT TRAP ON OWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
 2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
 3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

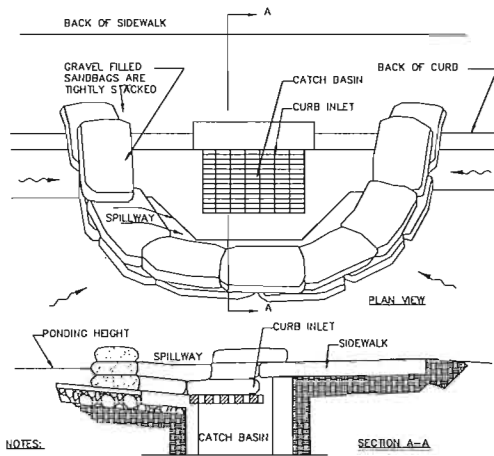


FILTREXX® SEDIMENT CONTROL
N.T.S.



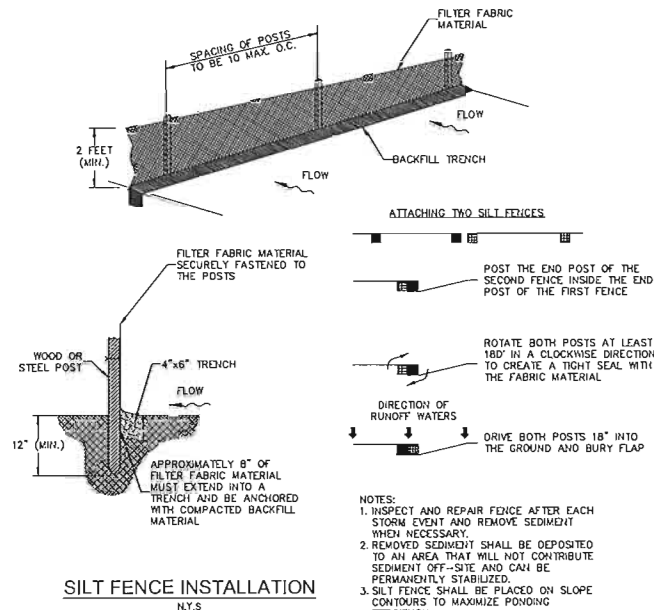
SILT FENCE INLET PROTECTION
N.T.S.

- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS.
 2. THE TOP OF THE FRAME (POUNDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
 3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDANS.
 4. NOT APPLICABLE WHERE INLET IS LOCATED IN PAVEMENT OR CONCRETE.

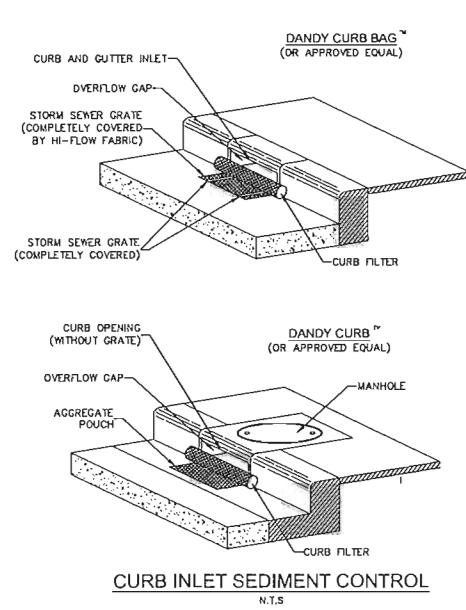


- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER
N.T.S.



SILT FENCE INSTALLATION
N.T.S.



CURB INLET SEDIMENT CONTROL
N.T.S.

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LICENSED PROFESSIONAL
KIMLEY-HORN AND ASSOCIATES, INC.
KEVIN A. ROBERTSON, P.E.
FLORIDA LICENSE NUMBER
52074
DATE: _____

EROSION CONTROL
DETAILS

DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC
CITY OF DANIA BEACH

SHEET NUMBER
C-201

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

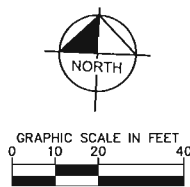
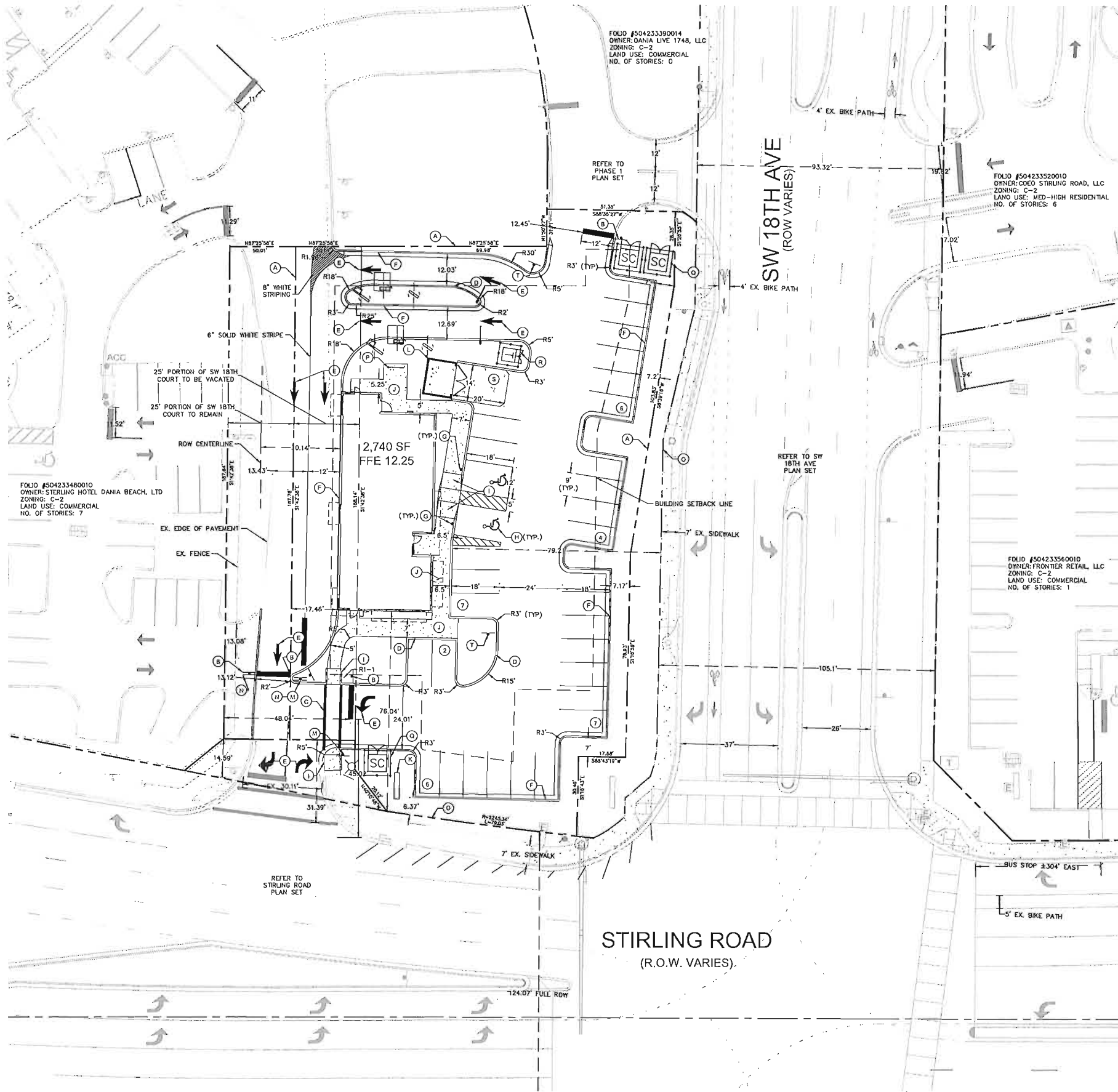
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Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By: Handison, Nicole. Sheet: St. Donato Pointe Burger King. Layout: C-300 SITE PLAN. January 31, 2017. 03:47:34pm. K:\V\B\LD\VA\14737007_dania pointe burger king\AC-300 SITE PLAN.dwg
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SITE DATA			
LOCATION:	SECTION 33, TOWNSHIP 50 S, RANGE 42 E		
ADDRESS:	NAY CORNER OF STIRLING RD & SW 18TH AVE DANIA BEACH, FLORIDA 33004		
EXISTING ZONING:	C-2		
PROPOSED ZONING:	PMUD		
BLOCK XI	PER DANIA DESIGN DEVELOPMENT GUIDELINES		
LAND USE:	REGIONAL ACTIVITY CENTER (RAC)		
GROSS SITE AREA:	28,534± SF	0.66± AC	
NET SITE AREA:	28,534± SF	0.66± AC	
MAX. BUILDING HEIGHT	MAX. ALLOWED 75'-0" (3 STORIES)	PROPOSED 16' (1 STORY)	USE COMMERCIAL
MIN. LOT AREA, DEPTH, WIDTH:	N/A		
MIN. FLOOR AREA RATIO:	N/A		
LOT COVERAGE	28,534± SF	0.66 AC	100.00 %
BUILDING AREA	2,740 SF	0.06 AC	9.6%
IMPERVIOUS AREA	20,094 SF	0.47 AC	70.4%
PERVIOUS AREA	5,700 SF	0.13 AC	20%
BUILDING SETBACKS	REQUIRED	PROVIDED	
STIRLING RD	25'	76'	
OTHER AREAS	15'	17'	
SW 18TH AVE	25'	79'	
LANDSCAPE BUFFERS	REQUIRED	PROVIDED	
STIRLING RD	10' TYPE 1 BUFFER	9.32'	
SW 18TH AVE	6'	7'	
OTHER AREAS	10', 5' WITH 6" WALL OR FENCE	12'	
PARKING SUMMARY	REQUIRED	PROVIDED	
STANDARD	11	30	
ACCESSIBLE	2	2	
TOTAL	13	32	
BICYCLE SPACES	1	3	
LOADING AREA	1	1	
* 2 SPACES REQUIRED BASED ON TOTAL PROVIDED PARKING PER ADA CODE			
PARKING CALCULATION:			
4 SPACES PER 1,000 SQUARE FEET PER DANIA POINTE DESIGN DEVELOPMENT GUIDELINES			
BICYCLE PARKING = 3% OF TOTAL REQUIRED PARKING = 1 BICYCLE SPACE			

LEGEND

- (A) PROPERTY LINE
- (B) 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR
- (C) CROSSWALK PER FDOT 11346
- (D) TYPE 'D' CURB (TYP.)
- (E) TRAFFIC FLOW ARROW (TYP.)
- (F) TYPE 'F' CURB (TYP.)
- (G) ACCESSIBLE PARKING AND PENALTY SIGN (TYP.)
- (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
- (I) CURB RAMP (TYP.)
- (J) CONCRETE SIDEWALK (SEE PLAN FOR DIMENSIONS)
- (K) MONUMENT SIGN
- (L) DUMPSTER
- (M) RIGHT TURN ONLY SIGN (R3-SR)
- (N) DO NOT ENTER SIGN (R5-1)
- (O) RIGHT OF WAY
- (P) BICYCLE RACK (3 SPACES)
- (Q) SWITCH CABINET FENCING (SEE DRY UTILITY PLANS FOR DETAILS)
- (R) TRANSFORMER FENCING (SEE DRY UTILITY PLANS FOR DETAILS)
- (S) LOADING/UNLOADING AREA
- (T) NO PARKING - FIRE LANE SIGN (R53)

SIGNAGE/MARKING LEGEND

- ACCESSIBLE PARKING SIGN (FTP-20-06)
- ACCESSIBLE PARKING PENALTY SIGN (FTP-22-06)
- 30" STOP SIGN (R1-1)
- RIGHT TURN ONLY SIGN (R3-SR)
- DO NOT ENTER SIGN (R5-1)
- NO PARKING - FIRE LANE SIGN (R53)
- TRAFFIC FLOW ARROW
- RIGHT TURN ONLY ARROW
- LEFT TURN ONLY ARROW

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLE (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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LICENSED PROFESSIONAL
KIM M. ROBERTSON, P.E.
FLORIDA LICENSE NUMBER 52074
DATE:

KHA PROJECT 147507000
DATE JAN 2017
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY MIST

SITE PLAN

DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC

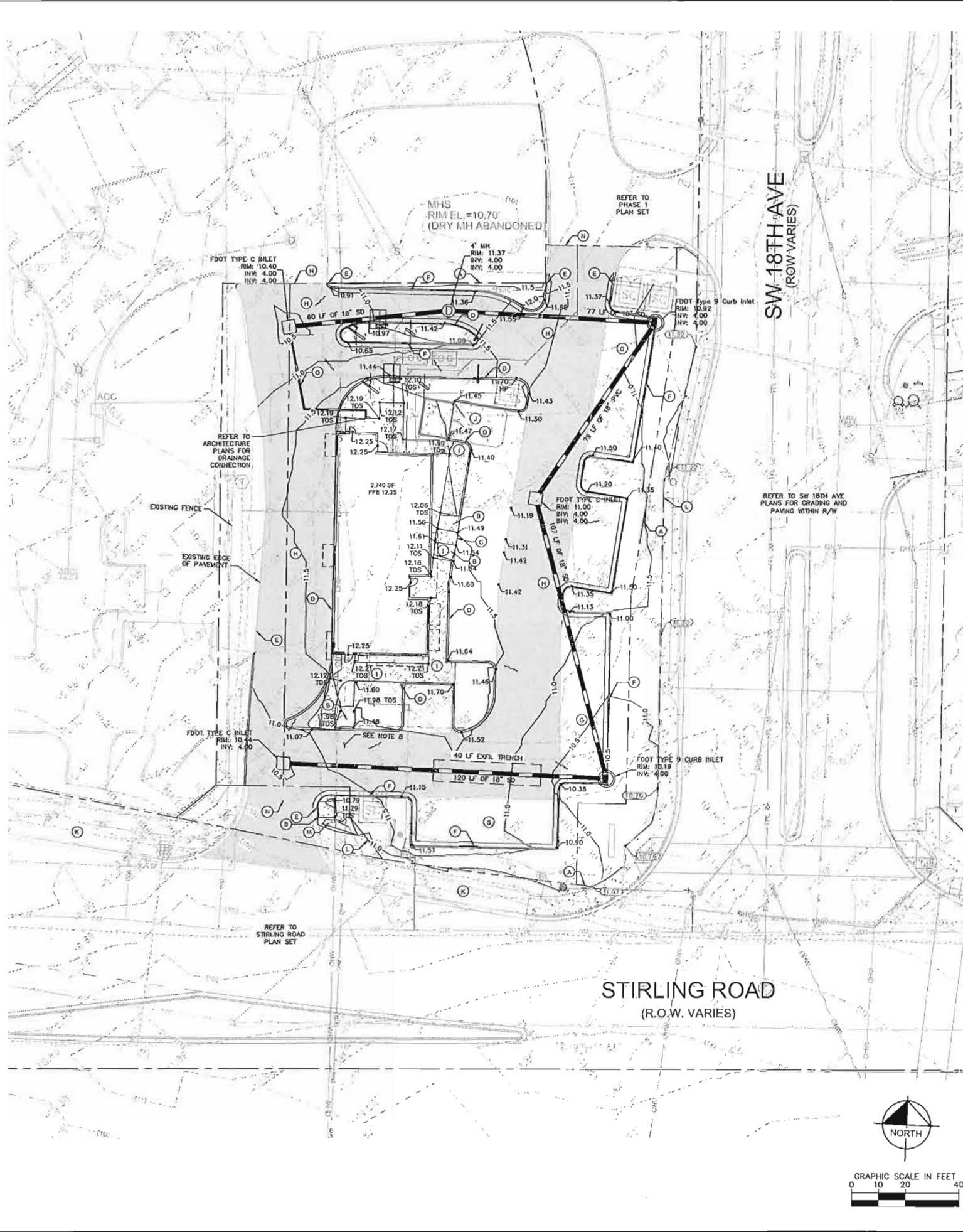
SHEET NUMBER
C-300

CITY OF DANIA BEACH
FLORIDA

REVISIONS
No. DATE BY

12-08-16 ANH
05-30-16 KAS

Plotted By: Headman, Nicole, Sheet: S-1, Date: 03-18-2017, 03:48:51pm, K:\VRS\DEVELOPMENT\17337007_dania pointe burger king\c-400_PAVING, GRADING AND DRAINAGE PLAN.dwg
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- LEGEND**
- (A) PROPERTY LINE
 - (B) ACCESSIBLE RAMP (TYP.) (SEE DETAIL SHEET C-401)
 - (C) FLUSH PAVEMENT
 - (D) FDOT TYPE 'D' CURB (SEE DETAIL SHEET C-401)
 - (E) TIE TO EXISTING CURB
 - (F) FDOT TYPE 'F' CURB (SEE DETAIL SHEET C-401)
 - (G) STANDARD DUTY ASPHALT PAVEMENT (TYP. PARKING PAVEMENT)
 - (H) HEAVY DUTY ASPHALT
 - (I) STANDARD CONCRETE SIDEWALK
 - (J) HEAVY DUTY CONCRETE
 - (K) EXISTING SIDEWALK
 - (L) RIGHT OF WAY
 - (M) TIE TO EXISTING SIDEWALK
 - (N) TIE INTO EXISTING PAVEMENT, SAWCUT
 - (O) 6" PVC RD @ 1.0% MIN
- EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT GRADE
EXISTING SPOT GRADE
OFF SITE ROADWAY SPOT GRADE
TOS
TOP OF SIDEWALK
TOP OF CURB
HIGH POINT
FLOW ARROW
STANDARD DUTY ASPHALT
HEAVY DUTY ASPHALT
STANDARD DUTY CONCRETE
HEAVY DUTY CONCRETE
DRAINAGE MANHOLE
DRAINAGE INLET
CURB INLET
EXFILTRATION PIPE

DRAINAGE NOTES

- CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USE GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEXES 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
- ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
- ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
 - FOR ADS 14-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"X4" DIAMETER INSERTA TEE (OR APPROVED EQUAL).
 - FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MANLINE PIPE AND STUB PIPE DETAIL.
 - NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
- ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
- STORM DRAIN PIPE SHALL BE AS FOLLOWS:
 - RCP CLASS III PER ASTM C-76.
 - ALUMINIZED STEEL TYPE 2 ULTRA FLO.
 - 48" O.D. AND SMALLER SHALL BE 30"X30"X1/2" CORRUGATION 18 GA WITH A MINIMUM THICKNESS OF 0.064".
 - 54" O.D. AND LARGER SHALL BE 36"X36"X1/2" CORRUGATION 14 GA WITH A MINIMUM THICKNESS OF 0.079".
 - CORRUGATED POLYETHYLENE PIPE PER AASHTO M284.
 - JOINTS SHALL BE WATER TIGHT.
 - ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
 - PIPE WITHIN EXFILTRATION TRENCH TO BE HIGH DENSITY POLYETHYLENE (HDPE) FOR DETAIL SEE SHEET C-531.
- ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 1988.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 8" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
- CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
- HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-8.002, F.A.C.
- VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY TEN INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.
- SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:
 - NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
 - EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
- SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
 - NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-8.002, F.A.C.
- FEHA FLOOD ZONE INFORMATION:
 - FLOOD ZONE X
 - FEHA FIRM NO. 12011C0566H
 - NEAREST FEHA BASE FLOOD ELEVATION (BFE) IS 8.

PAVING AND GRADING NOTES

- INFORMATION ON THE PLAN BASED UPON ALTAIR/SPS LAND TITLE SURVEY PREPARED BY STOKER & ASSOCIATES INC., DATED MARCH 16, 2016. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS DRADE.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS DRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 V OR FLATTER UNLESS OTHERWISE NOTED.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- LANDSCAPE ISLANDS IN PARKING AREA TO BE BERNED 18" ABOVE BACK OF CURB ELEVATION.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LAUNDRIES AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE. LAUNDRIES AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING SIDEWALKS WITHIN THE ROAD RIGHT OF WAY DAMAGED BY CONSTRUCTION.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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Kimley-Horn

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000996

DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC
CITY OF DANIA BEACH FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

C-400

811

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REVISIONS

No.	REVISIONS	DATE	BY
1	REVISED BID SET	12-08-16 ANH	
2	REVISED BID SET	06-30-16 KAS	

PROFESSIONAL

KEVIN W. REEDERSON, P.E.

DATE JAN 2017

SCALE AS SHOWN

DESIGNED BY ESM

DRAWN BY ESM

CHECKED BY INST

KHA PROJECT 147507000

DATE JAN 2017

SCALE AS SHOWN

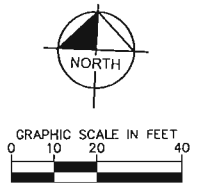
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FLORIDA

SHEET NUMBER C-400

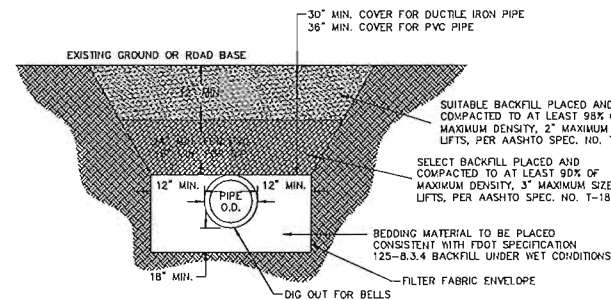
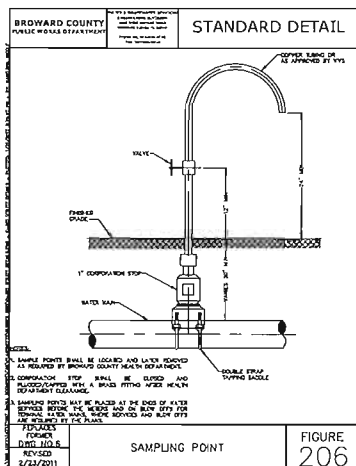
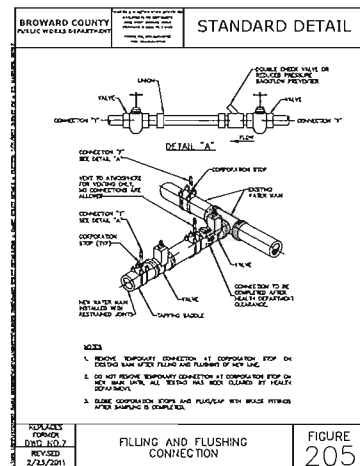
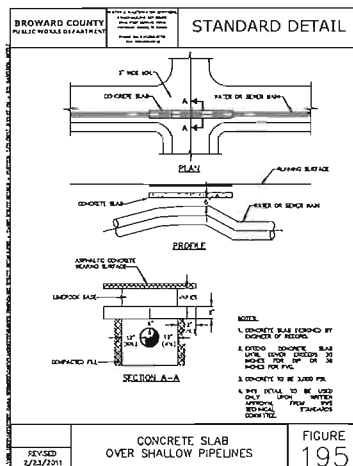
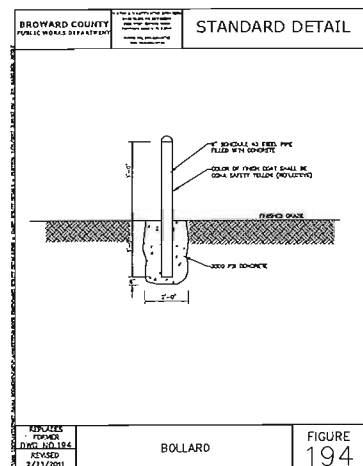
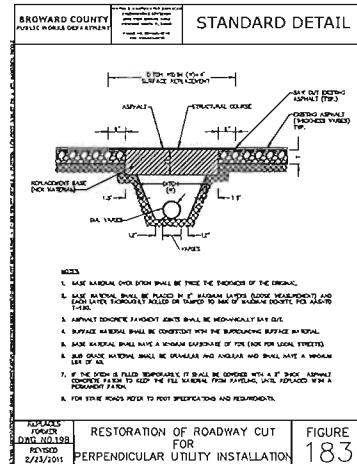
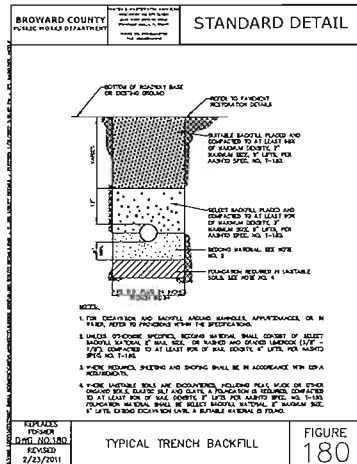
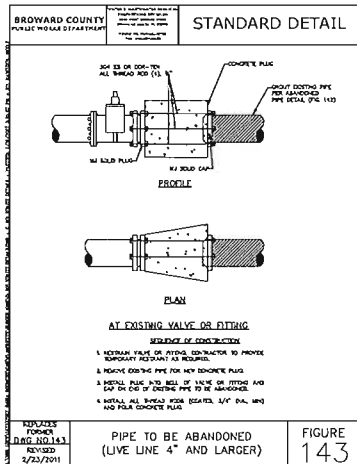
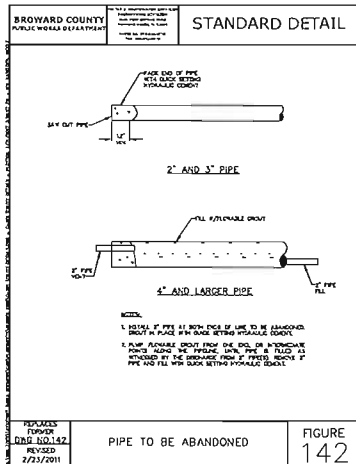
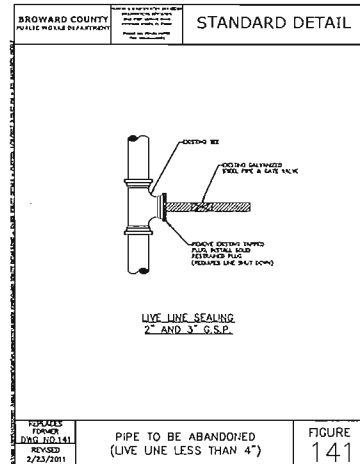
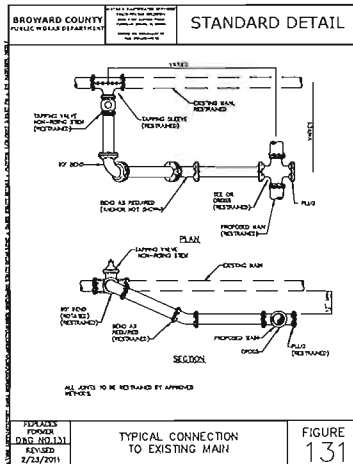
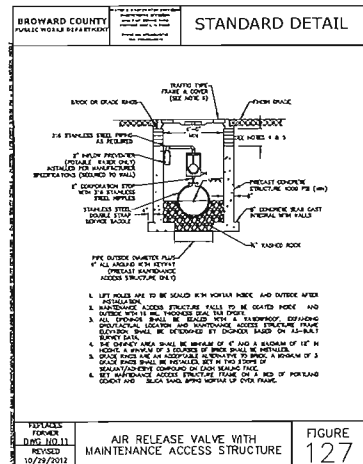
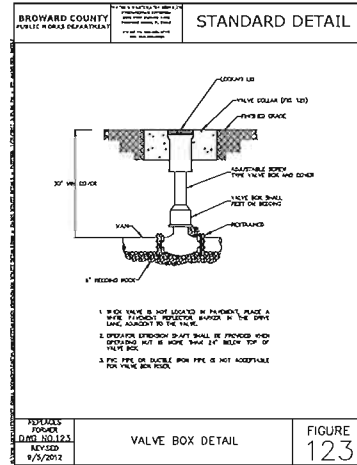
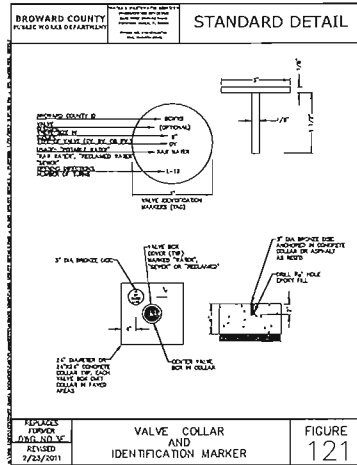
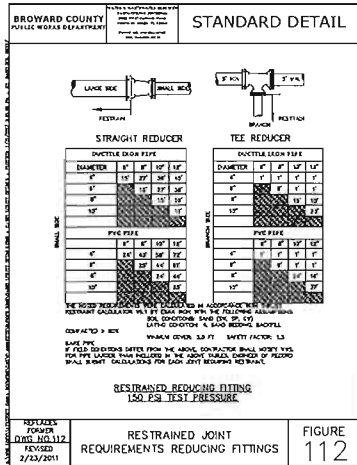
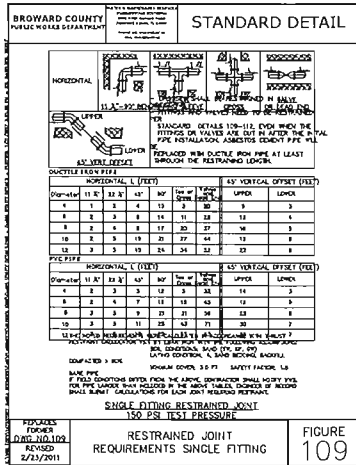
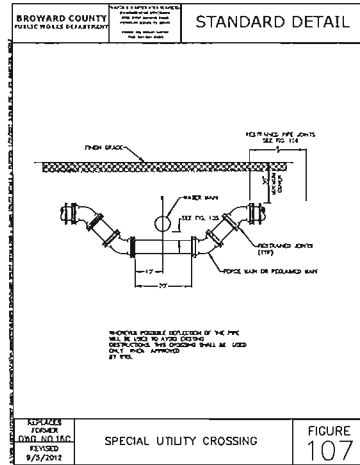
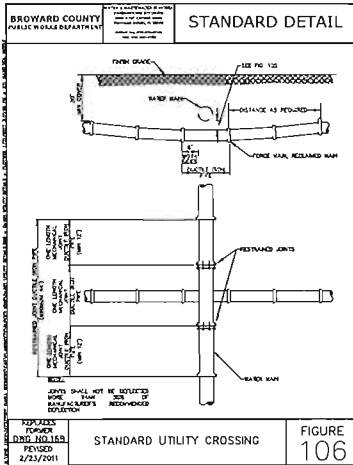
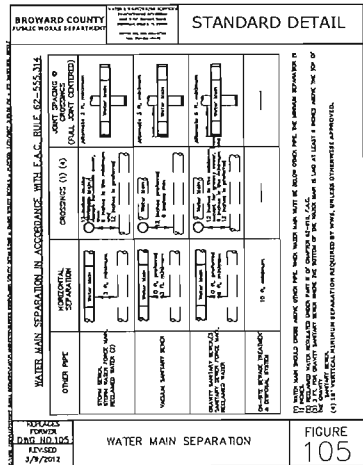


1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES, FORCE MAIN, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY ANTICIPATED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE IN CONFLICT, THE MOST STRINGENT SHALL GOVERN.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERPROOF PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOADED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR JOINTS. ANY O.I. PIPE, WHICH IS DAMAGED OR HAS FLAKES OR IMPURITIES, WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDER IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANHOLE TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
8. ALL SANITARY MANHOLE TOPS ARE TO READ "SANITARY".
9. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS EXCLOSED HEREIN.
10. ALL LINES LABELED "FIRE" SHALL BE INSTALLED BY A CERTIFIED FIRE SPRINKLER INSTALLER.
11. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(2)(3), USING BLUE AS THE PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-VULCAN BLUE PIPE WITH A CO-EXTRUDED BLUE EXTERIOR, SKIN, OR VULCAN BLUE OR BLACK EXTERIOR. WHEN BULKED OR SHIPPED, THE PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME, PIPE SIZE, PIPE STRUT DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT TRAVELS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH EXTERIOR SURFACES OF POLYETHYLENE OR POLYPROPYLENE, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
12. FIRE HYDRANT ASSEMBLY PART ITEM INCLUDES 6" GATE VALVE AND 6" DIP PIPING FROM TEE TO HYDRANT. 6" PIPE LENGTH VARIES AT EACH FIRE HYDRANT LOCATION.
13. CONTRACTOR TO FURNISH AND INSTALL NECESSARY FITTINGS AND PIPE AS REQUIRED TO CONNECT FIRE MAIN AND WATER SERVICE TO BUILDINGS.
14. CONTRACTOR TO NOTE THAT THERE ARE SEPARATE RESTRAINED TABLES SHOWN ON THE PLANS. ONE IS FOR THE WATER MAIN AND ONE IS FOR THE FIRE MAIN.
15. FIRE MAIN PIPES, MATERIALS, FITTINGS, RESTRAINTS AND DEVICES SHALL BE IN ACCORDANCE WITH NFPA 241 FOR PRIVATE FIRE MAIN CONSTRUCTION.
16. ALL FIRE MAIN PIPING AND ATTACHED APPURTEANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY AT 200 PSI AND SHALL MAINTAIN THAT PRESSURE AT 2 HOURS (NFPA 241-10.2.2.1).
17. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
 - a. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
 - b. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - c. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY, OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND SANITARY OR STORM SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - d. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.006(6), F.S., AND RULE 64E-6.002, F.A.C.
18. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
 - a. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY, OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - b. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.
19. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES
 - a. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
 - b. EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
20. SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
 - a. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND NO LESS THAN TWO FEET FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.006(6), F.S., AND RULE 64E-6.002, F.A.C.

GREASE INTERCEPTOR SCHEDULE			
GREASE TRAP	RIM ELEV.	INVERT IN	INVERT OUT
1	±11.11	7.93	7.68
2	±11.13	7.68	7.43



SHEET NUMBER	DANIA POINTE BURGER KING PREPARED FOR DANIA LIVE 1748, LLC	UTILITY PLAN
C-500	CITY OF DANIA BEACH	FLORIDA



- NOTES:
- BEDDING MATERIAL TO BE PLACED CONSISTENT WITH FDOT SPECIFICATION 125-B.3.4 BACKFILL UNDER WET CONDITIONS.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
 - ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.
 - ALL WORK SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 125-B.3.4 BACKFILL UNDER WET CONDITIONS.
 - ALL WORK SHALL CONFORM TO BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION MINIMUM INSTALLATION AND TESTING REQUIREMENTS. MINIMUM COVER FOR DUCTILE IRON PIPE IS 36 INCHES. THE MINIMUM COVER FOR PVC PIPE IS 30 INCHES.

BACKFILL UNDER WET CONDITIONS
N.T.S

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC

UTILITY DETAILS

KEVIN M. ROBERSON, P.E.
FLORIDA LICENSE NUMBER 52074

LICENSED PROFESSIONAL

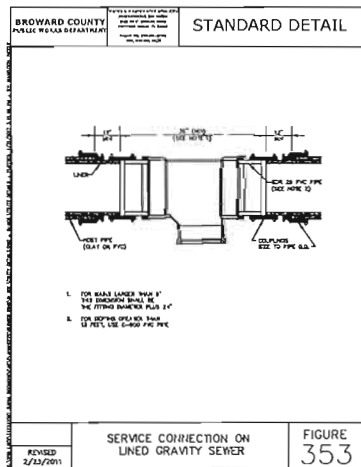
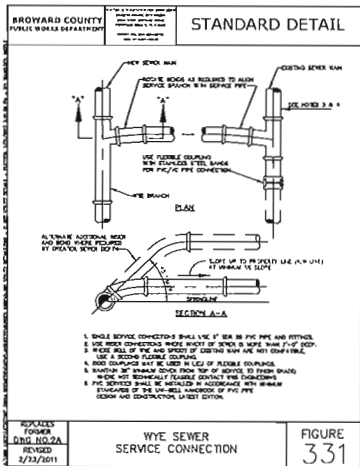
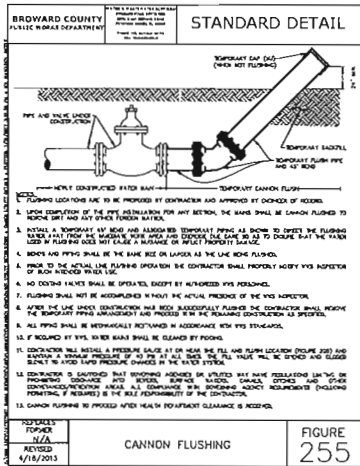
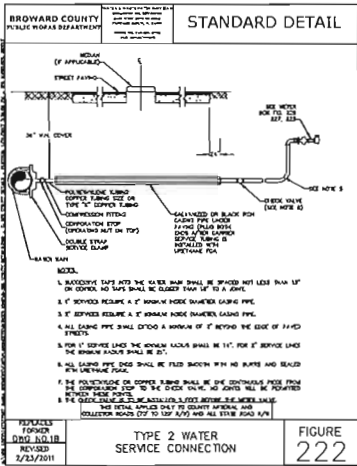
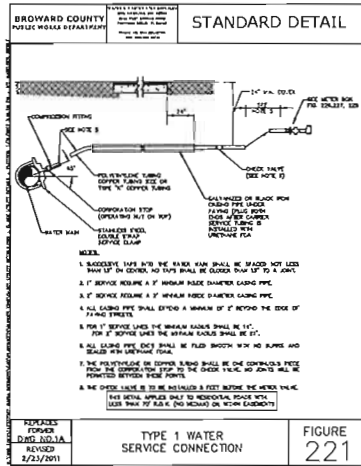
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PHONE: 772-734-4100
WWW.KIMLEY-HORN.COM CA 0000696

NO.	REVISIONS	DATE	BY
1	REVISED BID SET	05-30-16	KAS

SHEET NUMBER
C-501

CITY OF DANIA BEACH



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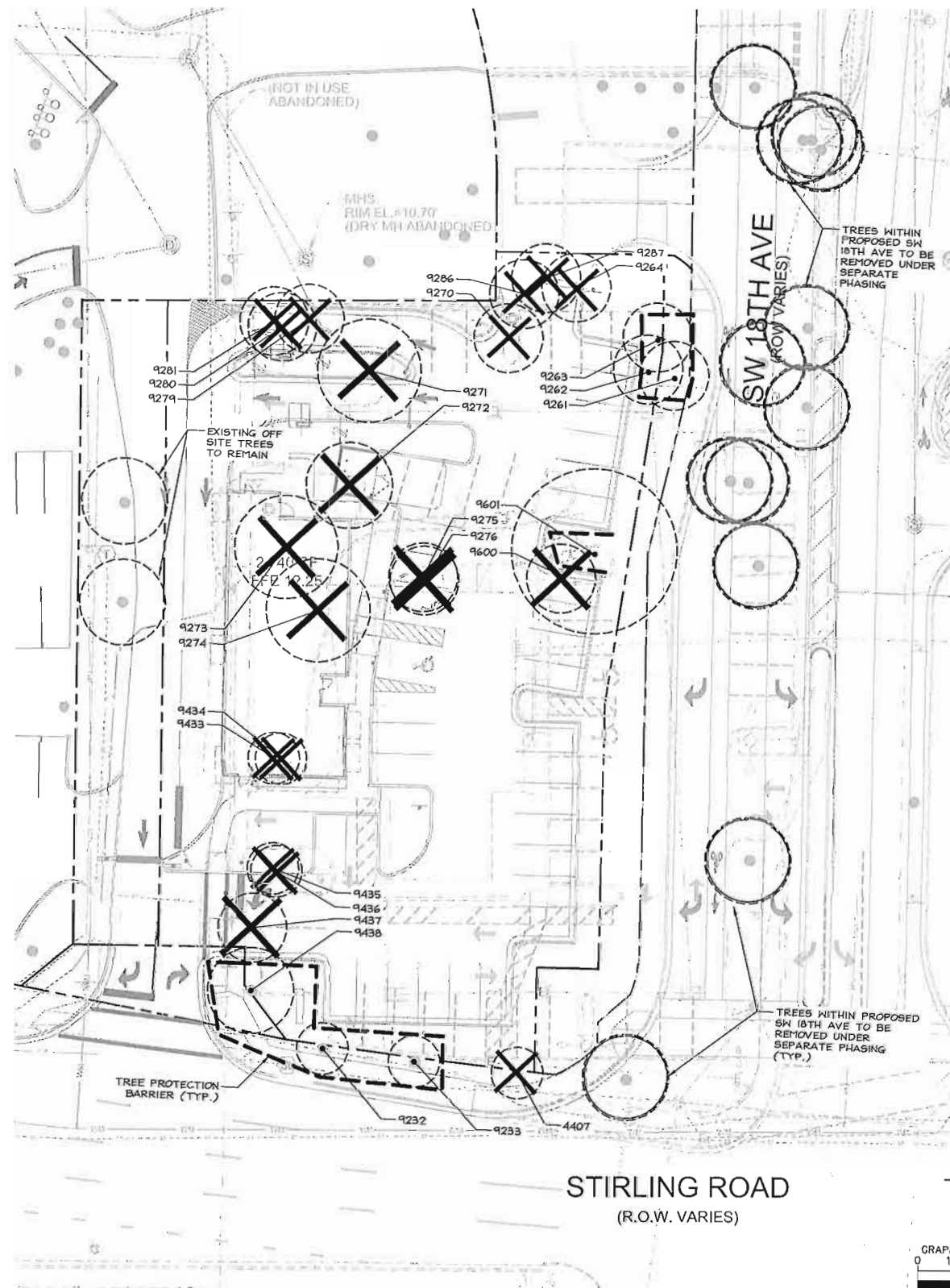
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PREPARED FOR
DANIA LIVE 1748, LLC
CITY OF DANIA BEACH
FLORIDA

UTILITY DETAILS

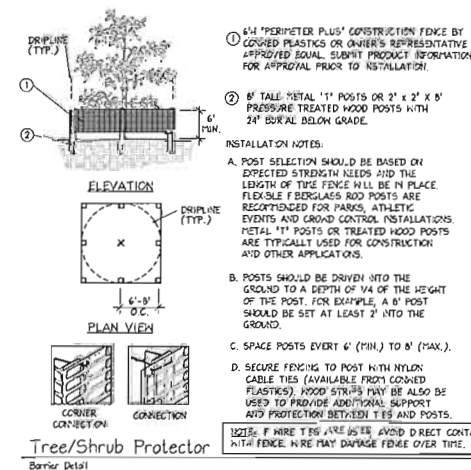
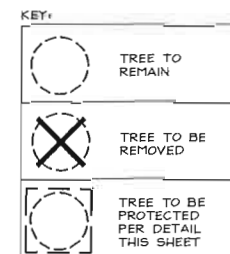
KHA PROJECT 147507000	LICENSED PROFESSIONAL
DATE JAN 2017	KEVIN M. ROBERSON, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 52074
DESIGNED BY ESM	DATE:
DRAWN BY ESM	
CHECKED BY MFT	

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	REVISED BID SET	06-30-16	KAS
No.	REVISIONS	DATE	BY



TREE DISPOSITION							
	COMMON NAME	BOTANICAL NAME	DBH	CANOPY COVER (SQ. FT.)	CONDITION	DISPOSITION	VALUE (DOLLARS)
4407.	Coconut Palm	Cocos nucifera	12	176	GOOD	REMOVE	
4232.	Royal Palm	Roystonea oleracea	14	176	FAIR	REMAIN	
4233.	Coconut Palm	Cocos nucifera	8			REMAIN	
4261.	Live Oak	Quercus virginiana	24	1200	FAIR	REMAIN	
4262.	Live Oak	Quercus virginiana	30	900	FAIR	REMAIN	
4263.	Live Oak	Quercus virginiana	22	1400	FAIR	REMAIN	
4264.	Gumbo Limbo	Bursera simaruba	12	1400	GOOD	REMOVE	3,780
4270.	Royal Poinciana	Delonix regia	24	1200	GOOD	REMOVE	2,160
4271.	Live Oak	Quercus virginiana	30	2000	GOOD	REMOVE	7,200
4272.	Live Oak	Quercus virginiana	18	600	FAIR	REMOVE	864
4273.	Live Oak	Quercus virginiana	36	1050	GOOD-	REMOVE	3,780
4274.	Live Oak	Quercus virginiana	18	375	FAIR	REMOVE	540
4275.	Pygmy Date Palm	Phoenix roebelenii	3			REMOVE	
4276.	Pygmy Date Palm	Phoenix roebelenii	3			REMOVE	
4279.	Live Oak	Quercus virginiana	20	750	FAIR	REMOVE	1,080
4280.	Christmas Palm	Veitchia merrillii	4			REMOVE	
4281.	Live Oak	Quercus virginiana	4	600	POOR	REMOVE	0
4286.	Royal Poinciana	Delonix regia	16	400	FAIR	REMOVE	288
4287.	UNKNOWN		3X3 (CLUSTER)			REMOVE	
4433.	Pygmy Date Palm	Phoenix roebelenii	3			REMOVE	
4434.	Pygmy Date Palm	Phoenix roebelenii	3			REMOVE	
4435.	Pygmy Date Palm	Phoenix roebelenii	3			REMOVE	
4436.	Pygmy Date Palm	Phoenix roebelenii	3			REMOVE	
4437.	Live Oak	Quercus virginiana	24	875	FAIR	REMOVE	1,260
4438.	Live Oak	Quercus virginiana	18	900	FAIR+	REMAIN	
4600.	Pygmy Date Palm	Phoenix roebelenii	3			REMOVE	
4601.	Live Oak	Quercus virginiana	40	1800	FAIR+	REMAIN	



TOTAL TREES PROTECTED	5
TOTAL TREES REMOVED	10
CALIPER INCHES REMOVED	220"
CALIPER INCHES PROPOSED	34"
TOTAL PALMS REMOVED	10
TOTAL PALMS PROTECTED	2

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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TREE DISPOSITION
PLAN

DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC

SHEET NUMBER
L-000

KHA PROJECT 147507000	LICENSED PROFESSIONAL
DATE FEB 2017	<u>JOHNATHAN J. HAIGH, P.T.A.</u>
SCALE AS SHOWN	FLORIDA LICENSE NUMBER LA#6566795
DESIGNED BY TCR	DATE: 2/2/2017
DRAWN BY TCR	CHECKED BY: DILL

Kimley»»Horn

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THE UNDERSIGNED, INFERIOR WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INCHARGED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS CREATED. NEUSE AT AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>QTY</u>
QV	Quercus virginiana	Southern Live Oak	Cont.	5.5" Cal.	16"HT X 6'SPR	4
SS	Sabal palmetto Slick Trunk, Slagger Heights in Groupings	Cabbage Palmetto	F.G.		16-20' CT	9
TC	Tabeuia caraliba	Silver Trumpet	Cont.	3" Cal.	14"HT X 6'SPR	4
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
CA	Clusia rosea Shrub, full to base	Clusia	Cont.	48" O.C.	5' Ht	8
CF	Cordyline fruticosa 'Auntie Lou' 3PPP	'Auntie Lou' Ti Plant	Cont.	24" O.C.	18" H	41
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	36" O.C.	24"x24"	47
HF	Hamelia patens	Fire Bush	Cont.	36" O.C.	18"x18"	17
<u>SHRUB AREAS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal	24" O.C.	15"x15"	371
<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
DB	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 gal	18"O.C.	12" H.	493
IN	Ilex vomitoria 'Nana'	Dwarf Yaupon	3 gal	18"O.C.	10" x 10"	345

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

CODE COMPLIANCE DANIA POINT DEVELOPMENT DESIGN GUIDELINES	
<u>VEHICULAR USE AREA</u> REQUIRED: 8% of the total VUA to be landscaping VUA = 17,423 x 8% = 1,394 SF 1 Tree or Palm and 10 Shrubs/2,000 SF of required interior VUA landscape area: 17,423/2,000 = 9 17,423/2,000 x 10 = 90	PROVIDED: 5,987 SF 9 90

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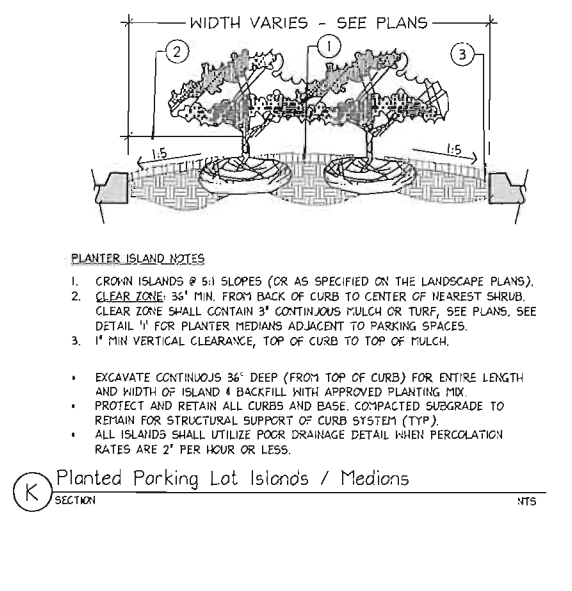
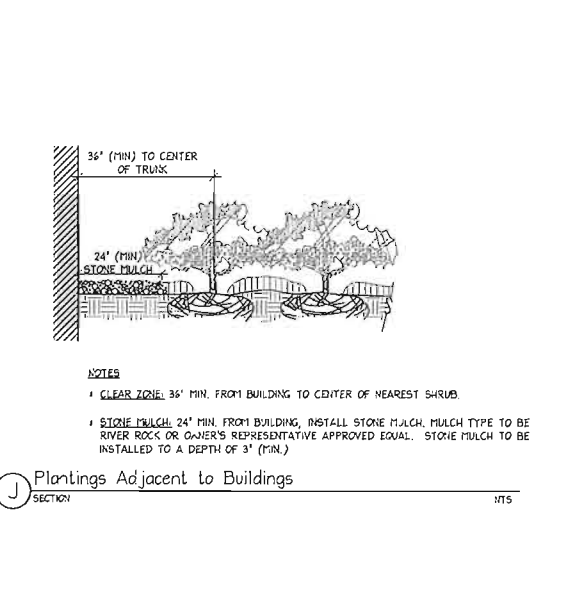
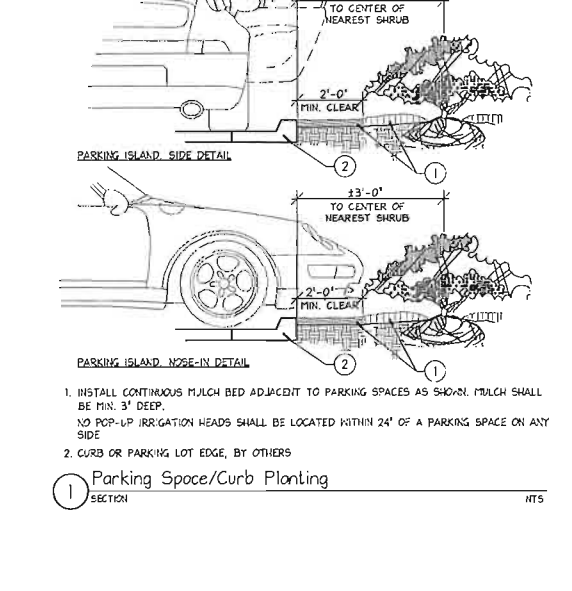
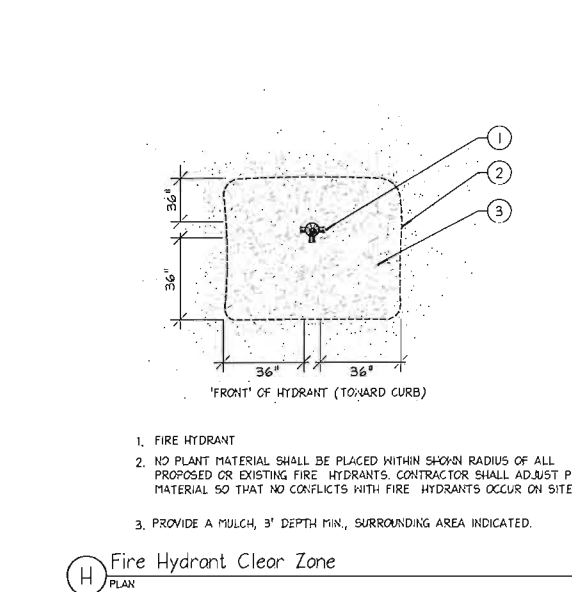
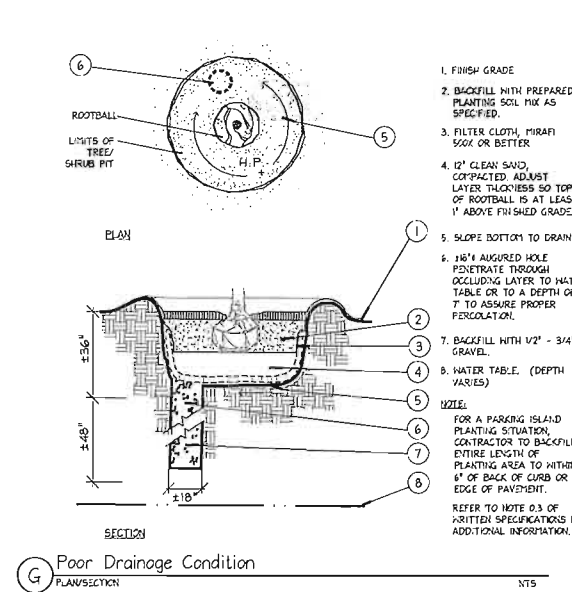
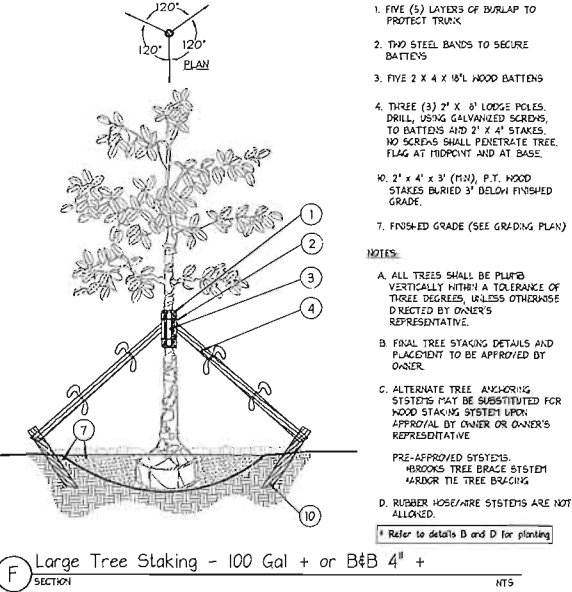
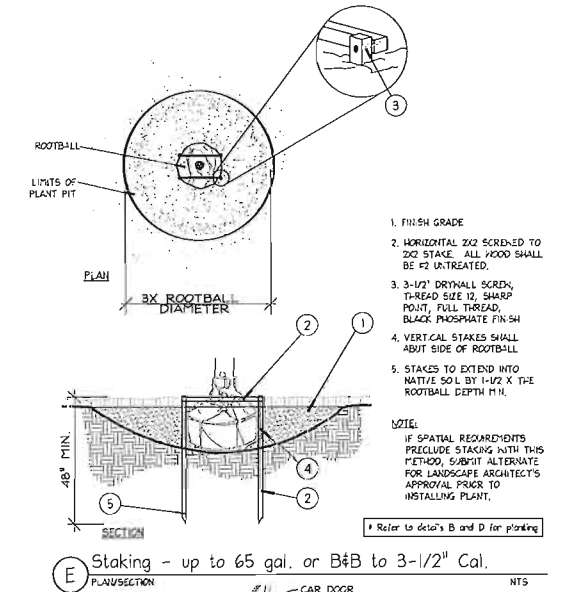
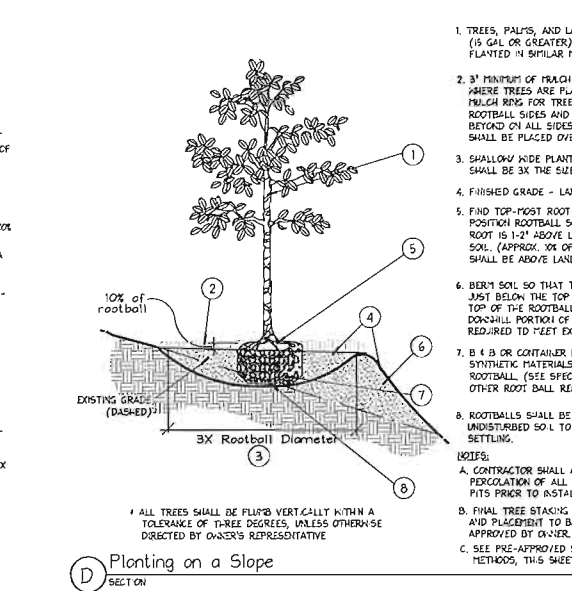
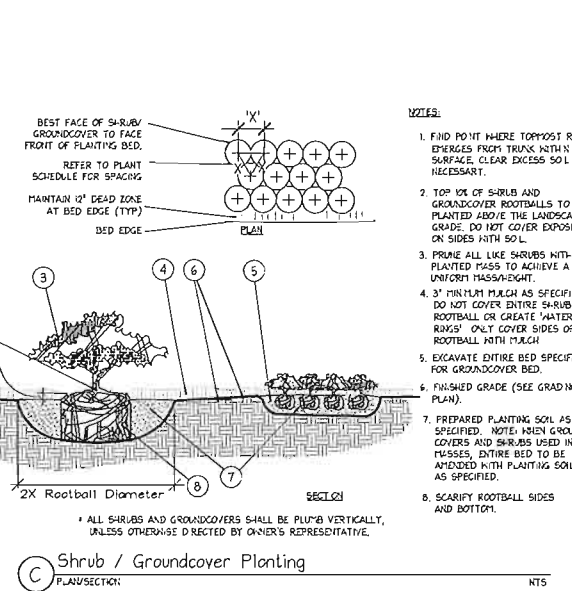
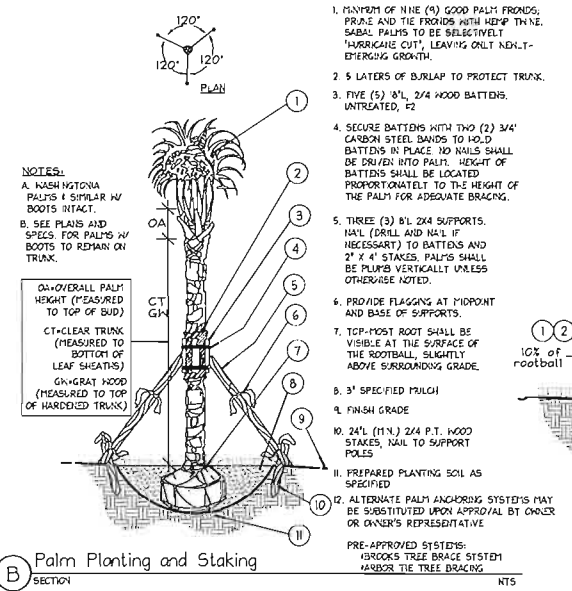
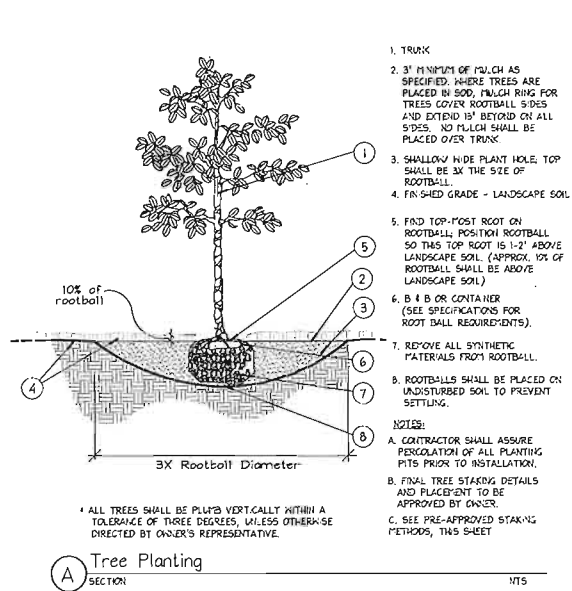
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SHEET NUMBER L-100		DANIA POINTE BURGER KING PREPARED FOR DANIA LIVE 1748, LLC		FLORIDA	
CITY OF DANIA BEACH		LANDSCAPE PLAN		KHA PROJECT 147507000 DATE FEB 2017 SCALE 1/8" = 1'-0" DESIGNED BY TCR DRAWN BY TCR CHECKED BY JCH DATE 2/2/2017	
LICENSED PROFESSIONAL JONATHAN D. HAICH, F.F.A. FLORIDA LICENSE NUMBER LA#6666795		 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00006896			
No.		REVISED BID SET		06/30/16 TR	
No.		REVISIONS		DATE BY	

Plotted By: Richter, Todd. Sheet: Soti-Dania Pointe Burger King. Layout: L-110. LANDSCAPE DETAILS. February 01, 2017. 04:16:17am. K:\WPB\JRG\147507000 - Dania Pointe Burger King\CAD\PlanSheets\BurgerKing\L-110 LANDSCAPE DETAILS.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained in this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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REVISED BID SET		NO.		DATE	
1		06/30/16		TR	
BY		DATE		BY	

DANIA POINTE BURGER KING

PREPARED FOR

DANIA LIVE 1748, LLC

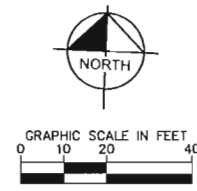
FLORIDA

CITY OF DANIA BEACH

LANDSCAPE DETAILS

SHEET NUMBER

L-110



1. CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
6. THE IRRIGATION DESIGN MUST BE INSTALLED AS DESIGNED IN ORDER TO ACHIEVE LEED CREDITS FOR THE PROJECT.

SPRAY HEAD DESIGN PRESSURE: 30 PSI
BUBBLER DESIGN PRESSURE: 30 PSI

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1812 15 Strip Series Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	8	30
	Rain Bird 1812 5 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	36	30
	Rain Bird 1812 8 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	28	30
	Rain Bird 1812 10 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	17	30
	Rain Bird 1812 12 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	11	30
	Rain Bird 1812 ADJ Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	9	30
	Rain Bird 1402 Flood Flow Bubbler on IPS flex hose per detail.	15	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capobility, Globe Configuration.	3	
	Febco 765 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1	
	Rain Bird ESP8LXME 8 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Without flow sensor.	1	
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1	
	Water Meter 1"	1	
-----	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 Irrigation pipe.	±1,886 l.f.	
-----	Irrigation Mainline: PVC Schedule 40	±23.2 l.f.	
-----	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pine	AS NEEDED	

STIRLING ROAD
(R.O.W. VARIES)

DANIA POINTE BURGER KING
PREPARED FOR
DANIA LIVE 1748, LLC

SHEET NUMBER
L-200

[illegible]

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KHA PROJECT 147507000	DATE FEB 2017	SCALE AS SHOWN	DESIGNED BY TCR	DRAWN BY TCR	CHECKED BY JWH	DATE: 2/2/2017
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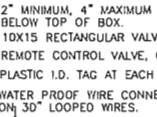
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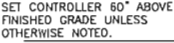


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DETAIL-FILE

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SHEET NUMBER
L-210

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DONATI HAN D. HAIGH. PLA

FEB 2017

IRRIGATION DETAILS

CITY OF DANIA BEACH
FLORIDA

LUMINAIRE SCHEDULE			
TYPE	WATTAGE	DESCRIPTION	POLE TYPE
L-1	414W	SINGLE PARKING AREA LIGHT - TYPE VW	B-1
L-2	828W	DOUBLE PARKING AREA LIGHT - TYPE V-W	B-1

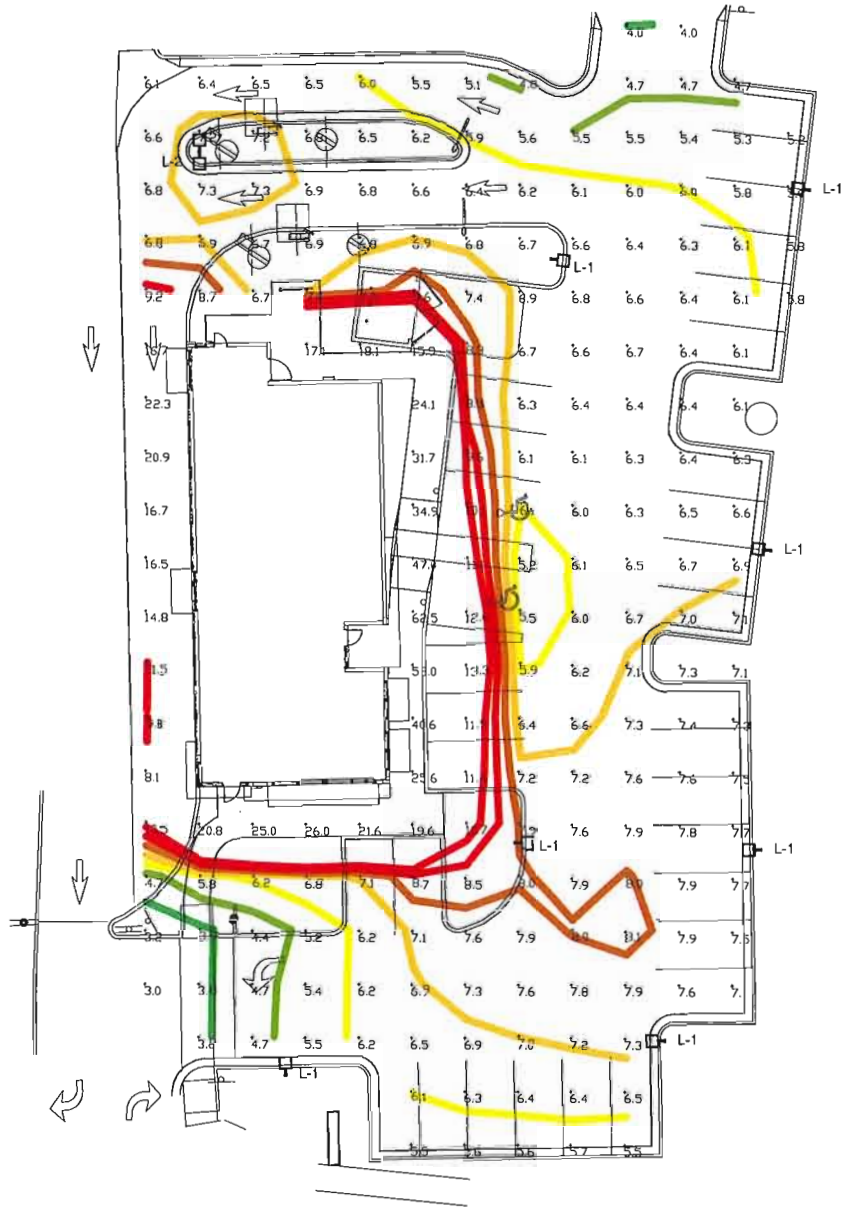


Table 2: Recommended Minimum Illuminance Values for Parking Lots (Based on requirements, not for security lighting)

Area	Minimum Illuminance (fc)	Minimum Illuminance (lux)
General Parking Area	0.5	5.0
Entrance/Exit Areas	1.0	10.0
Drive aisles	0.5	5.0
Parking stalls	0.5	5.0
Landscaping	0.5	5.0
Perimeter	0.5	5.0

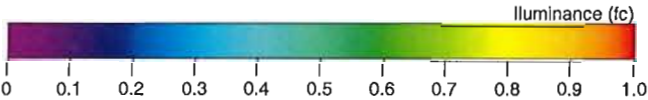
Table 3: Recommended Values for Uniformity

Area	Min/Max Ratio	Avg/Min Ratio
General Parking Area	0.5/1.0	1.0/0.5
Entrance/Exit Areas	0.5/1.0	1.0/0.5
Drive aisles	0.5/1.0	1.0/0.5
Parking stalls	0.5/1.0	1.0/0.5
Landscaping	0.5/1.0	1.0/0.5
Perimeter	0.5/1.0	1.0/0.5

2 IESNA Design Criteria
SCALE: N.T.S.

CALCULATION SUMMARY

Illuminance (Fc)	Average = 6.83	Maximum = 15.9	Minimum = 4.0	Avg/Min = 1.71	Max/Min = 3.98	No. Points = 206
Illuminance (Lux)	Average = 73.51	Maximum = 170.9	Minimum = 42.0	Avg/Min = 1.71	Max/Min = 1.71	No. Points = 206



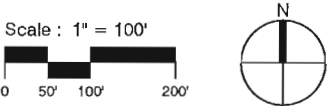
DATE: 01/31/2017

MCG JOB #: 14588

DATE	REVISIONS

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PHOTOMETRIC SITE PLAN



DANIA POINTE DANIA BEACH, FL



7100 East Pleasant Valley Road, Suite 320
Cleveland, Ohio 44131
 ☎ 216.520.1551 ☎ 216.520.1567
 mcgarchitecture.com



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1 FIXTURE TYPE L-1
SPECIFICATION SHEETS

2 **FIXTURE TYPE L-2**
SPECIFICATION SHEETS

[illegible]

3 POLE TYPE B-1
SPECIFICATION SHEETS

DATE: 01/27/2017
MCG JOB #: 14588

DATE	REVISIONS

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LIGHTING FIXTURE CUT SHEETS

DANIA POINTE DANIA BEACH, FL



7100 East Pleasant Valley Road, Suite 320
Cleveland, Ohio 44131
① 216.520.1551 ② 216.520.1567
mcgarchitecture.com



BURGER KING

LOTS 7 THROUGH 17, INCLUSIVE, BLOCK 1, LESS THE SOUTH 28 FEET OF LOTS 11, 12, 13, 14, BLOCK 1, AND LESS THE EAST 5 FEET OF LOT 11, BLOCK 1, OF DOUGLAS HILL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND FURTHER LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 50 NORTH, RANGE 42 EAST, BEING A POINT ON THE CENTERLINE OF STRLING ROAD. THENCE ALONG THE EAST LINE OF SAID SECTION 33, 1/4 MILE, BEING THE EAST LINE OF THE EAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF S.W. 1/4 (BTH APTS. OF S.W. 1/4) OF SECTION 33, TOWNSHIP 50 NORTH, RANGE 42 EAST, 82.25 FEET; THENCE SOUTH 88°39'36" WEST, 30.00 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF S.W. 1/4; BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 1/4 (BTH APTS. OF S.W. 1/4) OF SECTION 33, TOWNSHIP 50 NORTH, RANGE 42 EAST, 115.15 FEET; THENCE SOUTH 88°39'36" WEST, 115.15 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF S.W. 1/4 (BTH APTS. OF S.W. 1/4) OF SECTION 33, TOWNSHIP 50 NORTH, RANGE 42 EAST, 115.15 FEET; THENCE ALONG THE EAST LINE OF SAID LOTS 10,9,8, AND 7, NORTH 01°20'24" WEST, 209.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 05°00'47" WEST, 183.63 FEET; THENCE SOUTH 01°20'24" EAST, 94.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STRLING ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 43°17'55" EAST, 21.80 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH D12°14' EAST ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 38.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39°50'02" EAST, A DISTANCE OF 20.07 FEET TO A POINT ON A HORN TANGENT CURVE CONVEX NORTHWEST, HAVING A RADIAL BEARING OF SOUTH 06°13'55" WEST, THROUGH SAID POINT, AND A CHORD BEARING OF SOUTH 85°30'49" EAST, A DISTANCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2245.34 FEET, THROUGH A CENTRAL ANGLE OF 132°29'29", AN ARC DISTANCE OF 133.56 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°30'49" WEST, A DISTANCE OF 42.69 FEET TO A POINT NORTHERLY EXISTING EASEMENT OF WAY TO SAID LOT 14, A DISTANCE OF 104.82 FEET; THENCE NORTH 46°50'30" WEST, A DISTANCE OF 42.69 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH D12°14' WEST ALONG SAID WEST LINE, A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING.

A hand-drawn map of the study area. The map shows Interstate-95 running vertically. To the west of Interstate-95 are Tigertail Blvd. and S.W. 19th Ct. To the east of Interstate-95 are N.W. 1st Street, W. Dania Beach Blvd., and Stirling Road. S. Bryan Road runs north-south to the east of Interstate-95. Oakwood Blvd. runs east-west, crossing Interstate-95 and ending at Stirling Road. A north arrow is located on the left side of the map. A small building icon with a curved arrow pointing to it is labeled "THIS SURVEY".

NOT TO SCALE

1. THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

2. THE PROPERTY AND EASEMENTS SHOWN HEREON ARE BASED UPON FIRST AMERICA TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 370-790249, EFFECTIVE DATE APRIL 29, 2016 AT 8 A.M. STONER & ASSOCIATES, INC DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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. THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 1298. ELEVATION = 12.874' (N.G.V.D. 1929) - 1.604' = 11.270' (N.A.V.D. 1988).

5. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:

FLOOD ZONE: X (N.A.V.D. 1988.)

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) IN PLACE ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

6. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.

7. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET.

8. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH ($0.1' \pm$) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS ($0.2' \pm$) OF A FOOT, PLUS OR MINUS.

9. TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED

10. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.

11. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.

12. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.

13. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, BY WRITING FROM THE SQUARING SURVEYOR.

14. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS

15. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.

15. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

16. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.

17. HORIZONTAL CONTROL: COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATES (EAST ZONE), BASED ON THE NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 1990 (N.A.D. 83/90) AND WERE ESTABLISHED USING REAL TIME KINEMATICS (R.T.K.), IN CONJUNCTION WITH BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION GPS CONTROL POINT: C39

[HTTP://WEBAPPS2.BROWARD.ORG/ENGINEERING](http://webapps2.broward.org/engineering)

LASTING: 929,295.956

1. THE PLAT OF DOUGLAS HILL, AS RECORDED IN PLAT BOOK 12, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
2. THE KRILICH PLAT, AS RECORDED IN PLAT BOOK 142, AT PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TO: MASTER DEVELOPMENT, INC., A FLORIDA CORPORATION
DANIA LVE 1748, LLC
AKERMAN, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

DANIA BEACH, FL 33004

OWNER: BK STERLING INVESTMENT LLC

FOLIO No.: 5042 33 09 0030

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6(a)(b), 7(a)(c), 8, 9, 10(e), 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2015.

DATE OF PLAT OR MAP: Sep 27, 2016

crawford@stonersurveyors.com

PROPERTY IS LOCATED WITHIN THE CITY OF DANIA BEACH (C-2) COMMUNITY BUSINESS DISTRICT

(D) INDUSTRIAL DISTRICTS	LOT	DENSITY				BULK				YARD			
	MINIMUM	MAXIMUM			MAXIMUM			MINIMUM					
	Area (Sq. Ft.)	Width (Ft.)	Depth (Ft.)	Density (DUs/Gross Acre)	Height (Stories/Ft.)	Coverage (Percent)	Impervious area (Percent)	Front (Ft.)	Interior side Both/One (Ft.)	Rear (Ft.)	Corner side & other street frontage(Ft.)	Setback abutting residential land use	Interior of lot between buildings (Ft.)
C-2	4,000	30	90	N/A	2/35 3/40	70 70	70	10	0, BUT IF 10' PROVIDED	10	10	1x building height	N/A

ZONING DATA INFORMATION SHOWN HEREIN WAS TAKEN FROM THE CITY OF DANIA BEACH, LAND DEVELOPMENT CODE, PART 2 SITE DEVELOPMENT REGULATIONS, ARTICLE 205, SECTION 205-10. FOR FURTHER INFORMATION CONTACT CITY OF DANIA BEACH AT: 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800, FAX: (954) 921-2604

NO.	REVISION	DATE	BY :
1.	REVIEW UPDATED TITLE COMMITMENT	5/22/16	DRL

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TEL (954) 585-0997
FAX (954) 585-3927

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

BURGER KING
A PORTION OF BLOCK 11 DOUGLAS HILL PLAT
P.B. 12, PG. 45, B.C.R.
DANIA BEACH, BROWARD COUNTY, FLORIDA

DATE OF FIELD SURVEY:	12/10/15
DRAWN : DRL	
CHECKED: RGC	
FIELD BOOK :	
BOOK/PAGE(S)	1002/15
& FIELD DATA COLLECTOR	

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

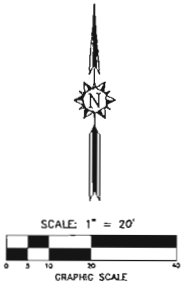
PROJECT

SHEET NO

1 OF 2

ALTA/NSPS LAND TITLE SURVEY

BURGER KING

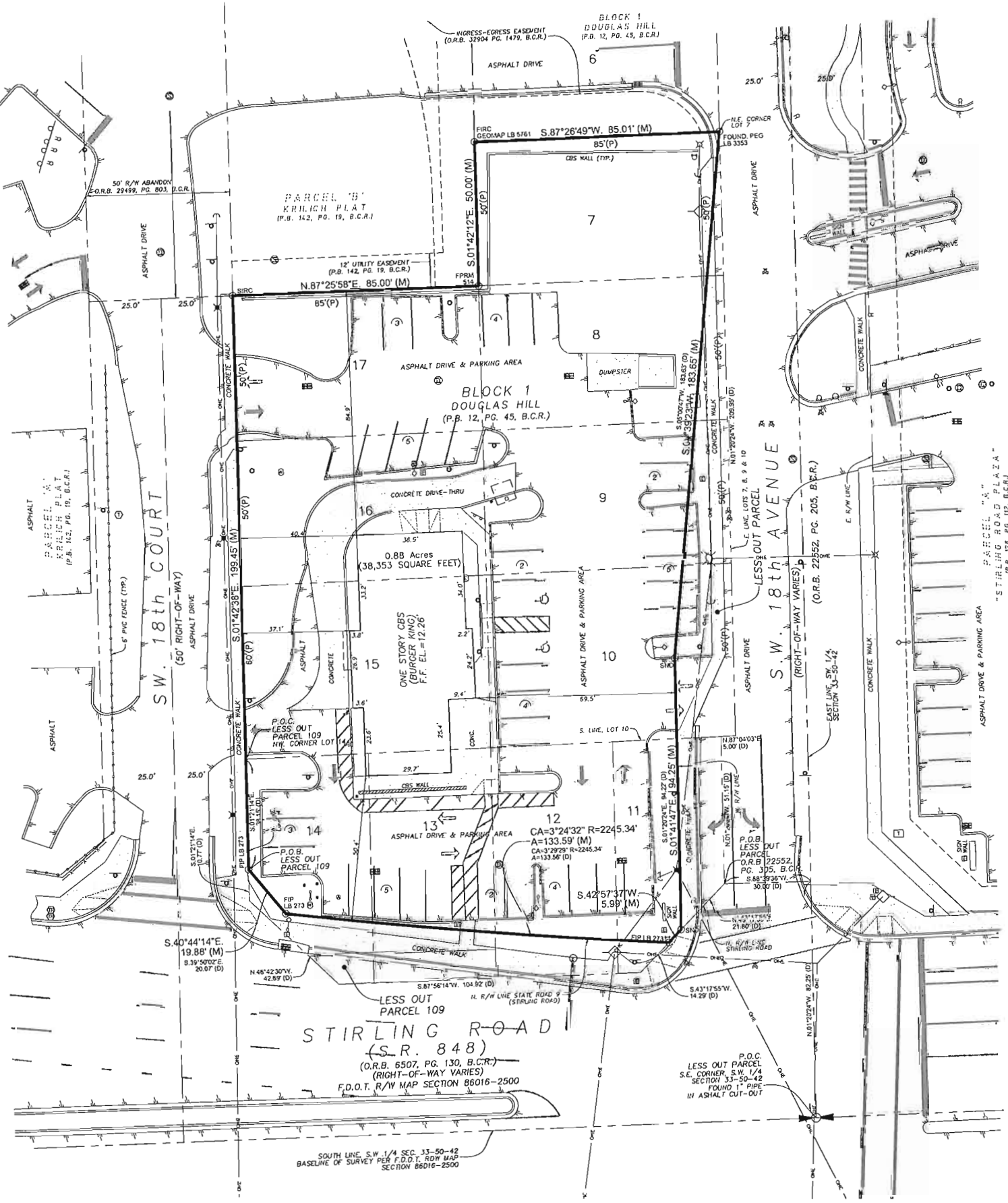


ABBREVIATIONS:

B.C.R.	BROWARD COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
P.B.	PLAT BOOK
P.C.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
L.B.	LICENSED BUSINESS
C.	CENTERLINE
CA	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
R/W	RIGHT-OF-WAY
(P)	PER PLAT
(D)	PER DEED
(M)	MEASURED
CONC.	CONCRETE
(TYP.)	TYPICAL
IR	FOUND 1/2" IRON PIPE & CAP
FRPM	FOUND PERMANENT REFERENCE MONUMENT
FRIC	FOUND 5/8" IRON ROD & CAP
SHD	SET NAIL & DISC LB 6633
SHD	SET 5/8" IRON ROD & CAP LB 6633
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

LEGEND:

ANCHOR OR GUY WIRE	BACKFLOW PREVENTER	BOLLARD OR GUARD POST	CATCH BASIN	CLEAN OUT	CONCRETE LIGHT POLE	CONCRETE POWER POLE	FIRE CONNECTION	FIRE HYDRANT	GROUND LIGHT	ELECTRIC METER	STORM DRAINAGE MANHOLE	GREASE TRAP MANHOLE	SANITARY SEWER MANHOLE	MONITORING WELL	DOUBLE SUPPORT SIGN	SINGLE SUPPORT SIGN	WATER METER	COMMUNICATION VAULT	GAS VALVE	WATER VALVE	ELECTRIC WIRE PULL BOX	TELEPHONE WIRE PULL BOX	TRAFFIC WIRE PULL BOX	WOOD POWER POLE	WOOD POWER/LIGHT POLE	OVERHEAD WIRES	HANDICAP PARKING SPACE
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ALTA/NSPS LAND TITLE SURVEY

BURGER KING

A PORTION OF BLOCK 11, DOUGLAS HILL PLAT
P.B. 12, PG. 45, B.C.R.
DANIA BEACH, BROWARD COUNTY, FLORIDA

DATE OF FIELD SURVEY	12/10/15
DRAWN	DRL
CHECKED	ROC
FIELD BOOK	BOOK/PAGES 1007/15
& FIELD DATA COLLECTOR	

PROJECT
14-8058-BK

SHEET NO.
2 OF 2

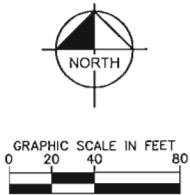
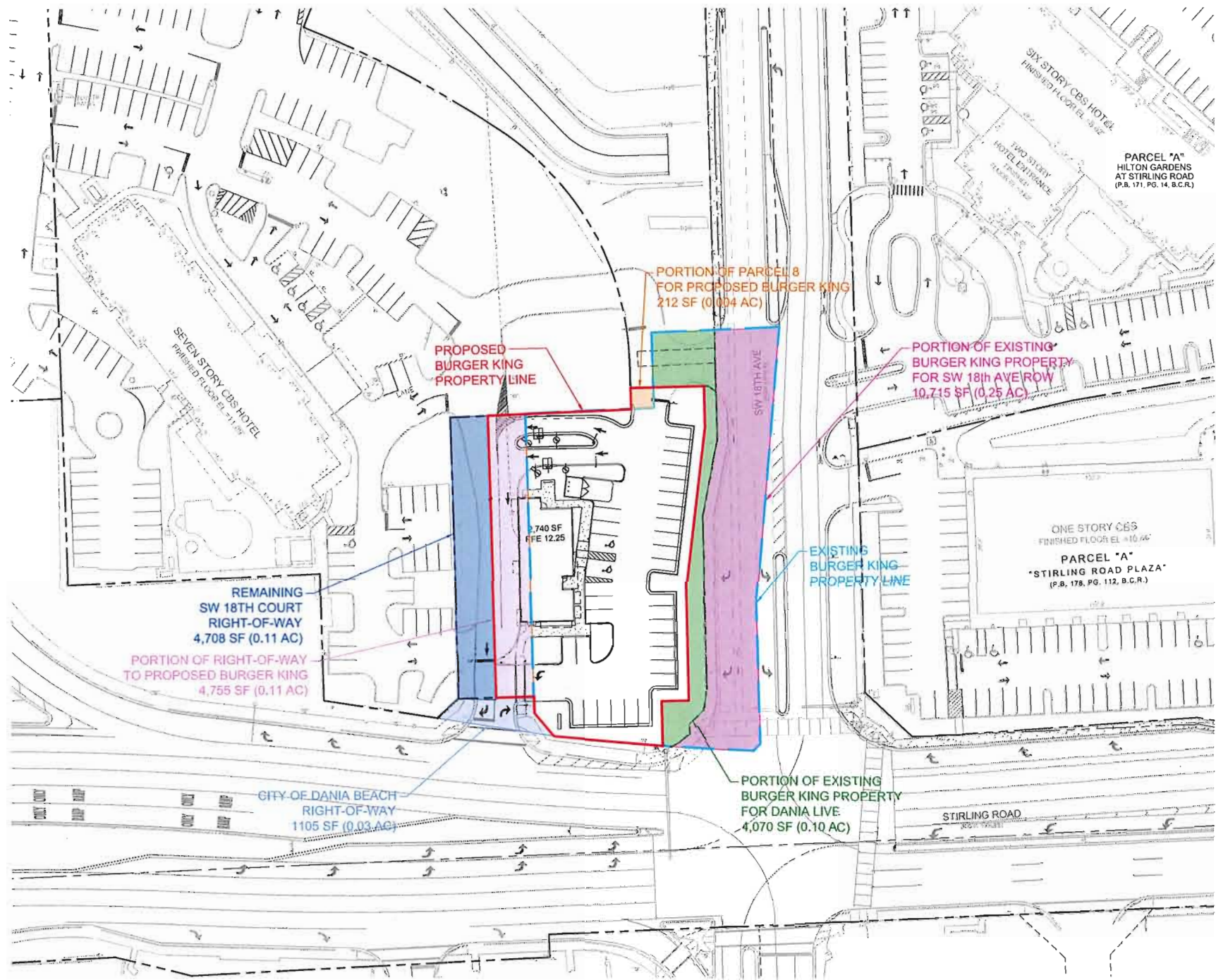
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633
4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314

TEL (954) 585-0997
FAX (954) 585-3927

REVISION
NO.
DATE
BY

1.
9/22/16
DRL

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BURGER KING PROPERTY BREAKDOWN			
		SUBTRACT	ADD
ORIGINAL BURGER KING PROPERTY	38,363 SF (0.88 AC.)		
PORTION OF PARCEL B FOR BURGER KING			272 SF (0.004 AC.)
PORTION OF BURGER KING FOR DANIA LIVE		1,534 SF (0.04 AC.)	
PORTION OF BURGER KING FOR SW 18TH AVE		10,715 SF (0.25 AC.)	
PORTION OF RIGHT-OF-WAY TO BURGER KING			4,755 SF (0.11 AC.)
PORTION OF BURGER KING TO DANIA LIVE		2,540 SF (0.06 AC.)	
PROPOSED BURGER KING PROPERTY	28,534 SF (0.66 AC.)		
CITY OF DANIA BEACH RIGHT-OF-WAY	1,105 SF (0.03 AC.)		
REMAINING SW 18TH CT RIGHT-OF-WAY	4,708 SF (0.11 AC.)		

PROPOSED
PARCEL
DEVELOPMENT
CITY OF DANIA BEACH
FLORIDA

BURGER KING
PROPERTY EXHIBIT

DATE
1-04-17
PROJECT NO.
147507000
SHEET NUMBER
BURGER KING
PROP. EXH. 10

DESIGN ENGINEER:
SCALE: AS NOTED
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FLORIDA REGISTRATION NUMBER:
DATE:

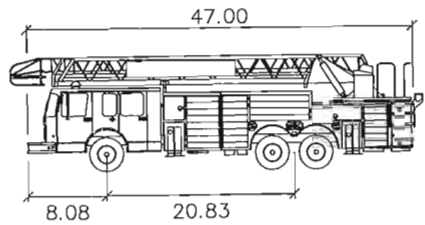
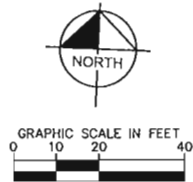
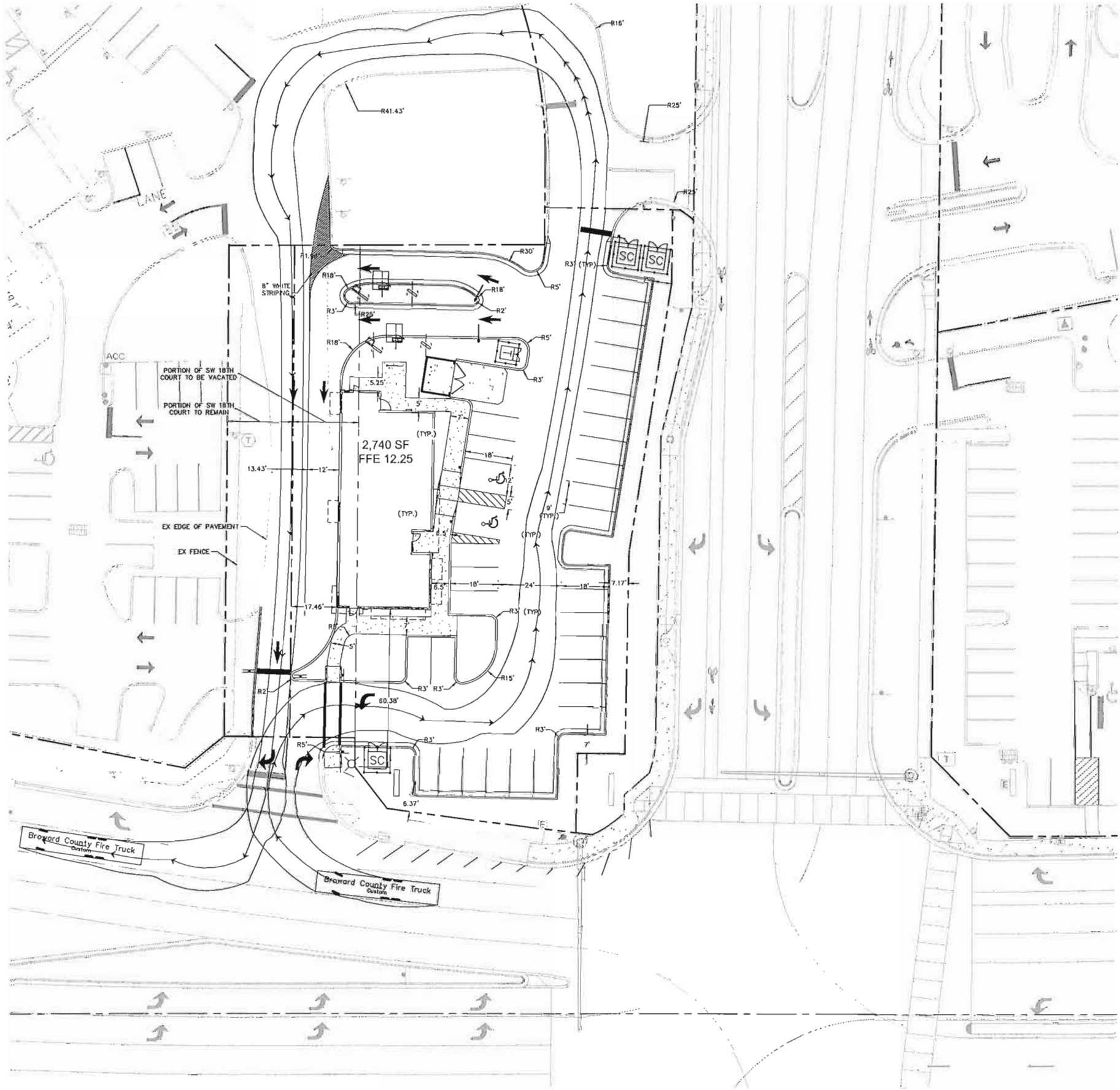
Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 0050996

REVISIONS

DATE

BY

Plotted By: tscott, Nicole, Sheet, Sct-Dan's Pointe Burger King, Layout: FIRE TRUCK ROUTE EXHIBIT, January 05, 2017, 09:09:46am, K:\VRSB\DEV\143337007_Dan's Pointe\Burger King\Exhibit\BKG_Fire_Truck_Route_Layout.dwg, This document, together with the contents and designs presented herein, is an instrument of service, and its use is limited to the specific project and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Broward County Fire Truck

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, LLC

SHEET NUMBER		EXHIBIT		DANIA POINTE BURGER KING PREPARED FOR DANIA LIVE 1748, LLC CITY OF DANIA BEACH FLORIDA		FIRE TRUCK ROUTE EXHIBIT		KHA PROJECT 147507000 DATE JAN 2017 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY		LICENSED PROFESSIONAL FLORIDA LICENSE NUMBER DATE:		Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000695		No.		REVISIONS		DATE		BY	
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BURGER KING - 20/20 GARDEN GRILL							
EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)							
11/17/2016							
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
EB-1G	EXTERIOR BRICK	GENERAL	EVOLUTION BRICK	MOD / QS TUMBLED (FULL BRICK)	OLDE HILLSBORO		CONTACT: GABE POWERS (502) 558-4612 NOTE: USE WITH EGR-3G
			(THIN BRICK)	SIERRA TUMBLED			
			PINE HALL BRICK	FACE BRICK	OLD IRVINGTON O/S		CONTACT: THERESA BEANE (800) 334-8689 - tbeane@pinehallbrick.com NOTE: USE WITH EGR-3G
			H.C. MUDDOX BRICK	THIN BRICK	BK WEST COAST BLEND		CONTACT: SUNUP MATHEW (916) 708-9306 NOTE: USE WITH EGR-3G
EB-1AG (ALTERNATE FOR EB-1G)	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	"SHALE BROWN" - STAGGERED JOINTS - UNPAINTED IF NO OTHER BRICK IS PRESENT. (ON REMODELS, IF THERE IS ANY EXISTING BRICK ON THE BUILDING,	18" X 6'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
ECT-1G	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITI GIANDRE / EUROWEST	SENSIBLE STONE ED5052	"RED NATURAL" STACKED BOND PATTERN	12" X 24"	CONTACT: JOY DETER AT EUROWEST (714) 309-9551 OR JOY KLEIN (813) 334-3302 jklein@transamerica.com NOTE: USE WITH EGR-4G
ECT-18G	EXTERIOR CERAMIC TILE	INLINE RESTAURANTS ONLY	GRANITI GIANDRE / EUROWEST	ROVERE ANTICO LEGNI HIGH TECH	PAR 15334 "ROVERE" STACKED BOND PATTERN	6" X 36"	CONTACT: JOY DETER AT EUROWEST (714) 309-9551 OR JOY KLEIN (813) 334-3302 jklein@transamerica.com NOTE: USE WITH EGR-9G
EF-1G	EXTERIOR FINISH - STUCCO, STO, FIBER CEMENT SIDING PANELS	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE: FINE SAND OR STO THERM CL EIFS SYSTEM	COLOR TO MATCH EP-2G PPG "TANNERS TAUPE"		CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
			NICHIHA FIBER CEMENT	NICHIHA TUFFBLOCK	PREPAINTED TO MATCH EP-2G - PPG "TANNERS TAUPE" STACKED BOND PATTERN	18" X 6'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
EF-4G	EXTERIOR FINISH STUCCO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM	COLOR TO MATCH EP-4G PPG "MONTEREY CLIFFS"		CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
EF-8G (ALTERNATE FOR EF-9G)	EXTERIOR FINISH STONE	EXTERIOR SIGN ARCHONS	BORAL STONE PRODUCTS	COUNTRY LEDGESTONE	"ASPEN"		CONTACT: 800-255-1727 Ashley.joyce@boral.com culturedstone@boral.com
EF-9G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762	"CEDAR"	18" X 10'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
TR-1G	ALUMINUM TRIMS						
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	PRIMER: 17-921 PAINT: 6-2045XI	"TANNERS TAUPE" Custom Formula		Contact: RICK GARLIN, PPG CORPORATE NATIONAL ACCOUNTS MANAGER phone: (317) 318-5800 email: garlin@ppg.com NOTE: NOT FOR USE ON ROOFS FOR REMODELING. SEE EP-6AG & EP-6BG NOTE: FOR REMODELS ONLY NOTE: FOR REMODELS ONLY
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		PRIMER: 17-921 PAINT: 6-2045XI	"MONTEREY CLIFFS" 10YY 14/080		
EP-6G	EXTERIOR PAINT	EXTERIOR ACCENT (For Metal Substrates Only)		PRIMER: 6-212 PAINT: 6-230	"BURGER KING SILVER" Custom Formula		
EP-6AG	EXTERIOR PAINT	EXISTING MANSARD ROOFS, SHINGLES & BARREL TILE		PRIMER: 17-921 PAINT: 90-1110	"GRIMMY'S GREY" 00NN 20/000		
EP-6BG	EXTERIOR PAINT	EXISTING STANDING SEAM METAL ROOF		PRIMER: 90-712 PAINT: 90-1110	"MARCH WIND" Custom Formula		
EP-8BG	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: 17-921 PAINT: 6-2045XI	"CEDAR" Custom Formula		
EXT-G	EXTERIOR PAINT	POLES & SIGNS		PRIMER: 90-712 PAINT: 90-353	"BLACK"		
EGR-3G	GROUT	BRICK	MAPEI		#5 "CHAMOIS"		NOTE: USE WITH EB-1G
EGR-4G	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED	#335 "WINTER GRAY"		NOTE: USE WITH ECT-1G *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD
EGR-9G	GROUT	INLINE RESTAURANTS ONLY CERAMIC TILE	LATICRETE	POLYBLEND SANDED	#66 "CHESTNUT BROWN"		NOTE: USE WITH ECT-18G *** CONTRACTOR TO ALLOW 1/16" MAX FOR GROUT JOINT *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD Contact: Kirby Davis at Laticrete (203) 671-7210
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"		CONTACT: W.P. HICKMAN COMPANY (828)676-1700 - WWW.WPH.COM
MC-2G	METAL COPING	BELOW LIGHT BAND		PERMA SNAP PLUS	FACTORY FINISH TO MATCH EP-2G PPG "TANNERS TAUPE"		
MC-3G	METAL COPING	TOP OF ARCHON		PERMA SNAP PLUS	TO BE PAINTED TO MATCH EP-8G PPG "CEDAR"		
MP-1G		PARAPET LIGHT BAND	LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: JOHN FITZWILSON AT LEKTRON (800) 634-4059 OR (918) 622-4978 EXT 302 Email: Jfitzwilson@lektroninc.com
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	
MP-4G	METAL AWNING / SSM ROOFING	ABOVE WINDOWS / MANSARD ROOFING	FIRESTONE METAL PRODUCTS	STANDING SEAM METAL ROOF UC-4 PROFILE	SILVER METALLIC SR	*SEE PLANS	CONTACT: YUSUKE KOREEDA (615) 945-9991 Email: koreedayusuke@firestonebp.com
			BERRIDGE ROOFING METAL PRODUCTS	STANDING SEAM METAL ROOF CEE-LOCK	PREMIUM METALLIC - ZINC COTE	*SEE PLANS	CONTACT: (210) 650-7047

DRAWN BY: NO DATE
CHECKED BY: NO DATE
REVISION



GOLDSCO, LLC
1435 ROGERS CLARK CIRCLE
SUITE 2
DOTHAN, ALABAMA 36301
DOUGLAS, ALABAMA 36024
FAX: 334-460-9730

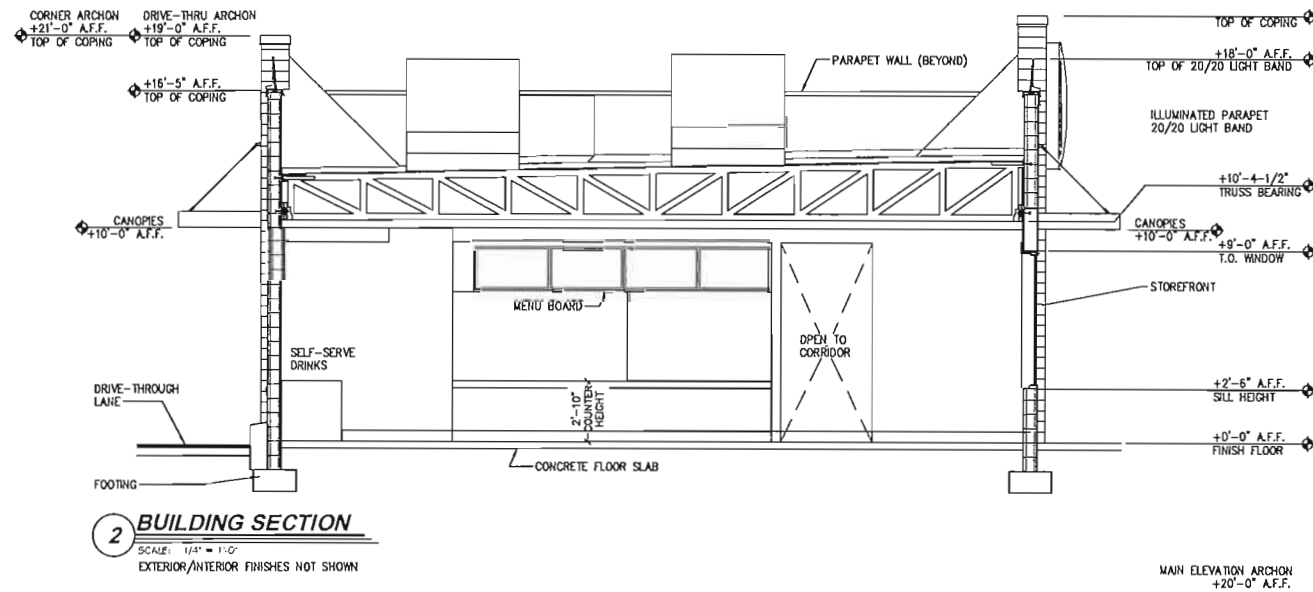
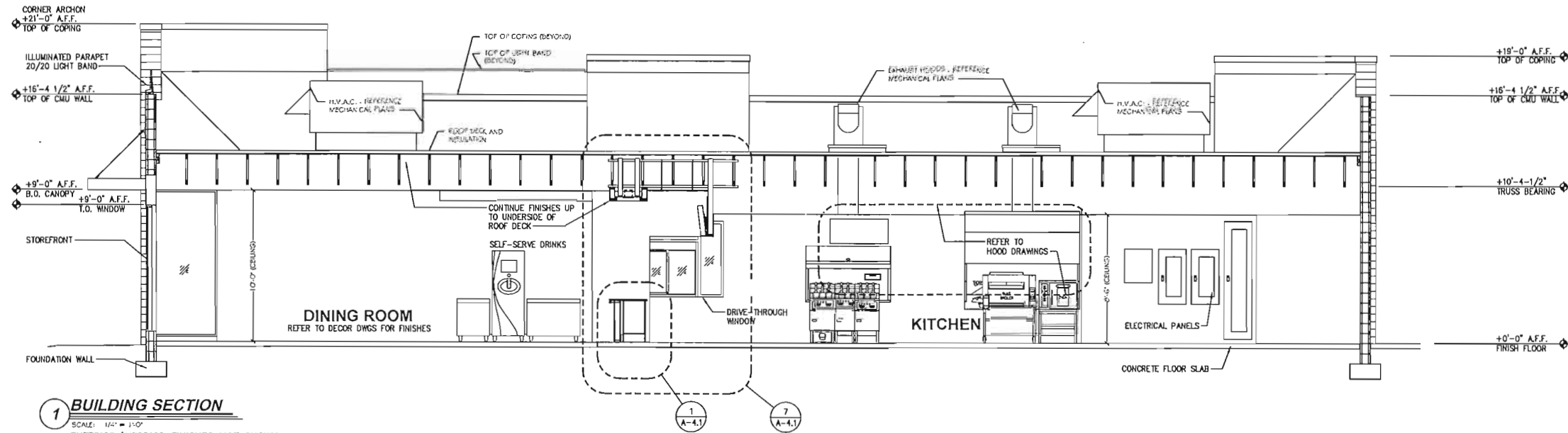
GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
1715 SOUTH DIXIE HIGHWAY / SUITE 101
DADE COUNTY, FLORIDA 33158
REGISTRATION NO. AA 0002785



SEAL
PAUL S. GERSHEN
STATE OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT

PROJECT # 2016043
BURGER KING #4511
1800 STIRLING ROAD
DANIA, FLORIDA 33004-3109

20/20 EXTERIOR FINISH SCHEDULE



MAIN ELEVATION ARCHON
 +20'-0" A.F.F.

NO.	DATE	REVISION	CHECKED BY:	DATE
1	04-13-16			



GOLDCO, LLC
 1435 ROSS CLARK CIRCLE
 SUITE 200
 DOTHAN, ALABAMA 36501
 PHONE: 334-693-4141
 FAX: 334-693-9730

GERSHEN ASSOCIATES, P.A.
 Architecture / Planning
 Construction Consulting
 8700 SOUTH 92ND HIGHWAY / SUITE 301
 DALLAS, TEXAS 75243
 REGISTRATION NO. AA 0002786



SOA
 PAUL B. GERSON
 STATE OF FLORIDA
 # 0010943

PROJECT # 2016043
BURGER KING #4511
 1800 STIRLING ROAD
 DANIA, FLORIDA 33004-3109

BUILDING SECTIONS & INTERIOR ELEVATIONS

ROOF DRAIN CALCULATIONS
(5' PER HOUR RATE)

ROOF AREA CALCULATIONS

ROOF DECK: 2383 SQ. FT.
1/2' PARAPET WALL: 367 SQ. FT.
TOTAL ROOF AREA: 2750 SQ. FT. (520 S.F./DRAIN)

SCUPPERS (FBC PLUMBING TABLE 1108.7)
SCUPPER SIZE REQUIRED = 2"x6" EACH, PROVIDED = 4"x8" EACH

VERTICAL CONDUCTORS (FBC PLUMBING TBL 1108.2(2))
VERTICAL CONDUCTOR REQUIRED = 2x3 EACH, PROVIDED = 3x4 EACH

GENERAL ROOFING NOTES:

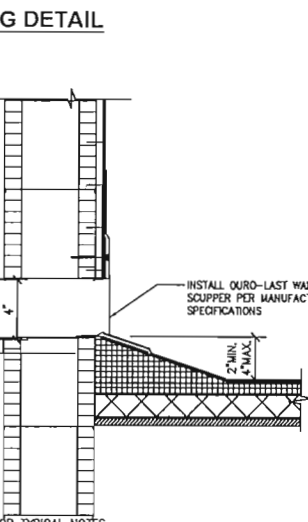
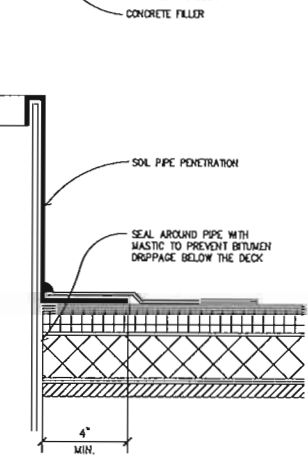
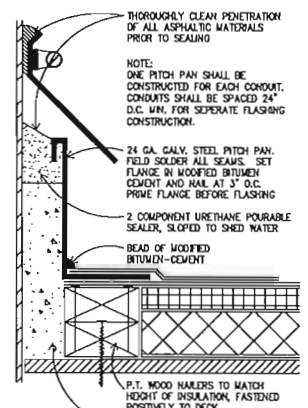
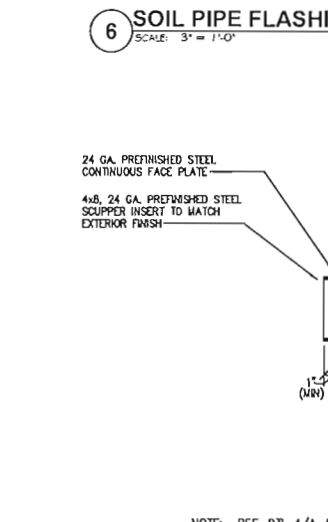
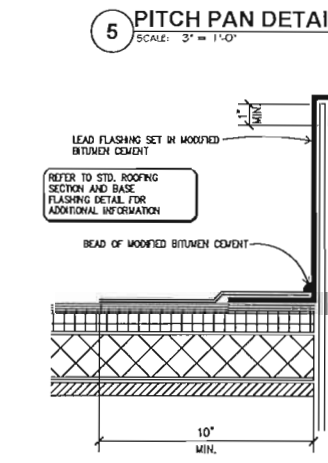
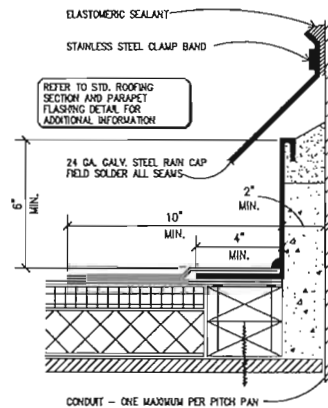
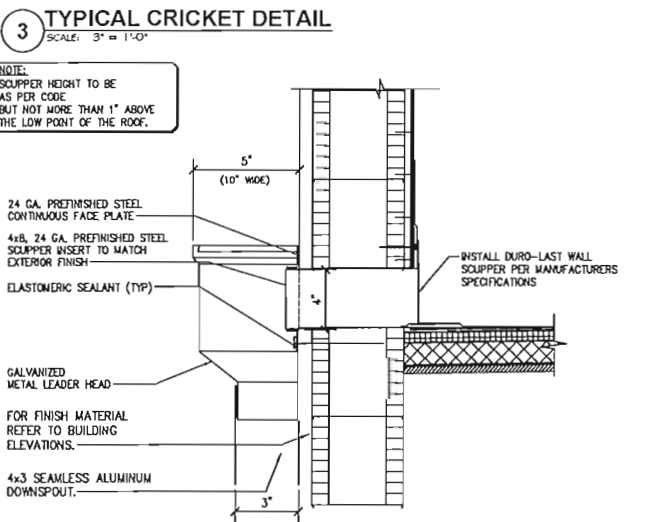
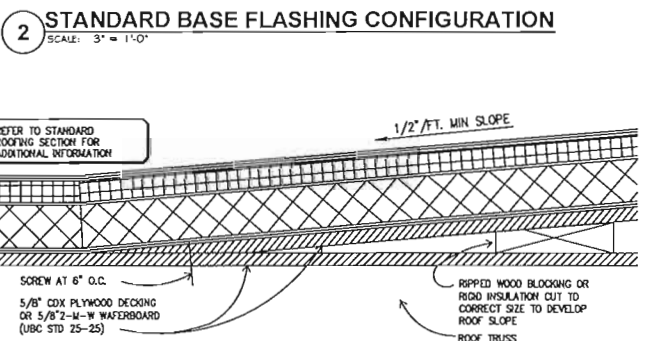
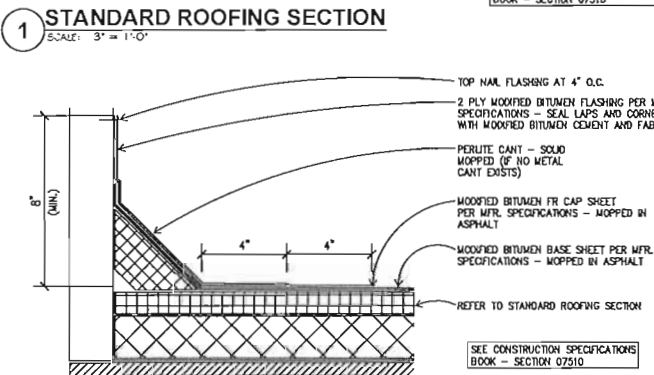
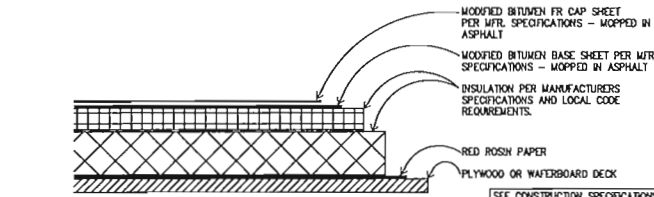
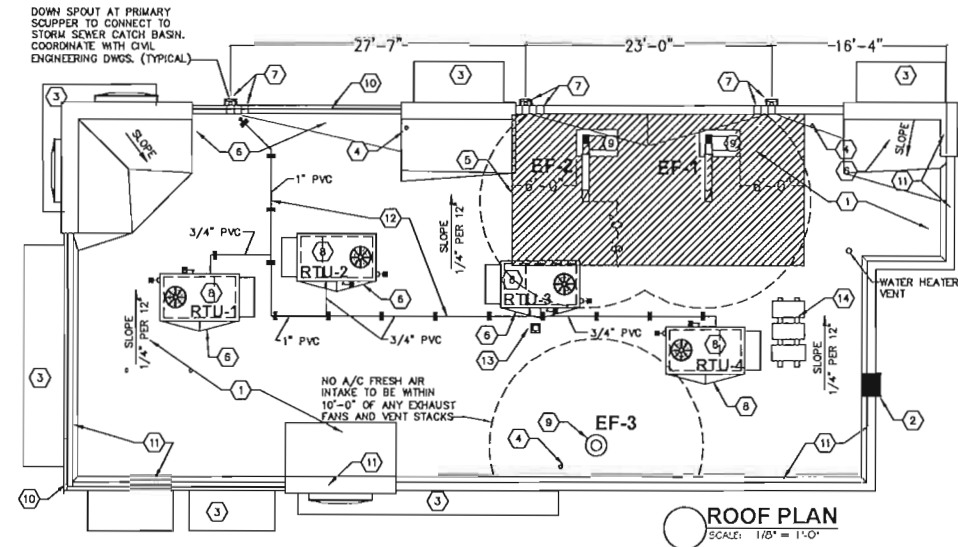
1. ROOFING SUBCONTRACTOR TO COORDINATE LOCATION OF H.V.A.C. UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED RIGID INSULATION BOARD LAY-OUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAY-OUT ISSUES.
2. ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER'S APPROVED APPLICATION IN ORDER TO MEET GUARANTEE REQUIREMENTS.
3. COORDINATE LOCATION OF MECHANICAL UNITS WITH STRUCTURAL AND MECHANICAL DRAWINGS.
4. H.V.A.C. CONDENSATE LINES TO TERMINATE AT ROOF DRAIN OR AS REQUIRED BY LOCAL CODE.
5. REFER TO STRUCTURAL AND M-E-P DRAWINGS FOR ADDITIONAL INFORMATION.
6. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL H.V.A.C. MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNSTRUCTURED PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
7. PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISAPPEARS FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION.
8. CONTRACTOR SHALL "SUGAR-IN" ALL ASPHALT, BLEED-OUT ON PILES WITH ADDITIONAL GRANULES TO MATCH EXISTING COLORATION OF THE MINERAL SURFACE CAP SHEET.
9. ALL FLASHING COMPONENTS, ASPHALTS, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURER'S BRAND. ALL ASPHALTS SHALL BE AMERICAN MANUFACTURED PRODUCTS.

KEYED NOTES:

1. TWO-PLY MODIFIED BITUMEN MEMBRANE W/GLASS FIBER REINFORCEMENT. BOTTOM PLY SHALL BE UNSURFACED, TOP PLY SHALL HAVE WHITE MINERAL SURFACE.
2. ROOF ACCESS LADDER, REFERENCE DETAIL, THIS SHEET.
3. PREFABRICATED METAL RAILING OR CANOPY. REFERENCE SHEET A-9.
4. VENT THROUGH ROOF - PROVIDE PREFABRICATED DUAL-VENT FLASHING FOR ALL VENTS AND PIPE PENETRATIONS. REFERENCE DETAIL #8, THIS SHEET.
5. INSTALL MODIFIED BITUMEN SADDLE SHEET AS SPECIFIED AT KITCHEN EXHAUST.
6. ROOF CRICKET WITH SLOPE TO MATCH ROOF, REFER TO DETAIL #3, THIS SHEET.
7. PRIMARY AND OVERFLOW ROOF SCUPPERS - REFER TO DETAILS #4 AND #7 THIS SHEET.
8. ROOFTOP AIR CONDITIONING UNIT - REFER TO MECHANICAL PLANS.
9. EXHAUST FAN - REFER TO MECHANICAL PLANS.
10. ILLUMINATED PARAPET LIGHT BAND.
11. METAL COPING.
12. PVC CONDENSATE DRAIN (SIZE AS SHOWN) WITH PIPE SUPPORTS EVERY 5'-0". TERMINATE CONDENSATE DRAIN AT PRIMARY SCUPPER. REFER TO DETAIL #8, THIS SHEET FOR ADDITIONAL INFORMATION.
13. PROVIDE PITCH PAN WITH CONDUIT OVER OFFICE FOR SATELLITE DISH/ANTENNA.
14. EQUIPMENT STAND FOR WALK-IN BOX COOLER/FREEZER CONDENSERS AND ICE MACHINE CONDENSER. REFER TO EQUIPMENT STAND DETAIL, THIS SHEET.

GENERAL NOTES:

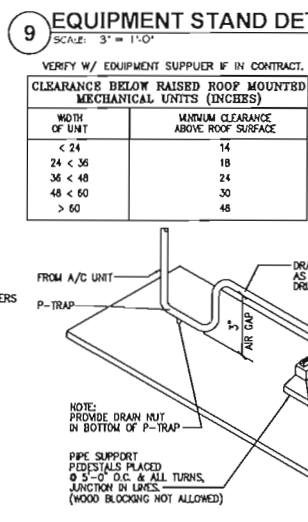
- A. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOIST MANUFACTURER.
- B. THE ROOFING SYSTEM SHALL BE AS PER DRAWINGS AND PER MANUFACTURER'S SPECIFICATIONS.
- C. COORDINATE ROOF ELEVATIONS WITH STRUCTURAL DRAWINGS. REFER TO SPECIFICATION SHEET FOR ROOF RELATED ITEMS, INCLUDING GUARANTEES, CURBS, FLASHING, ETC.



VERIFY W/ EQUIPMENT SUPPLIER IF IN CONTRACT.

CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS (INCHES)

WIDTH OF UNIT	MINIMUM CLEARANCE ABOVE ROOF SURFACE
< 24	14
24 < 36	18
36 < 48	24
48 < 60	30
> 60	48



GOLDCO, LLC
1435 ROOS CLARK CIRCLE
SUITE 2 ALABAMA 35301
DOWNEY, ALABAMA 36604-1411
FAX: 334-460-9730

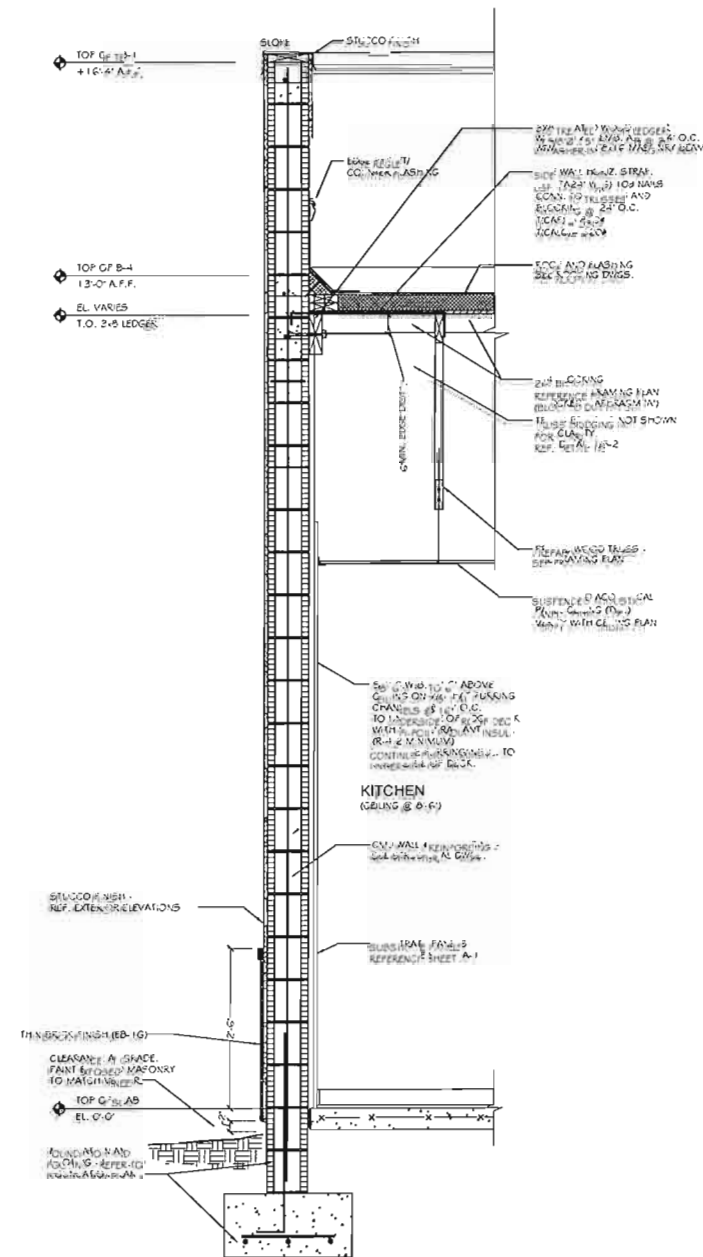
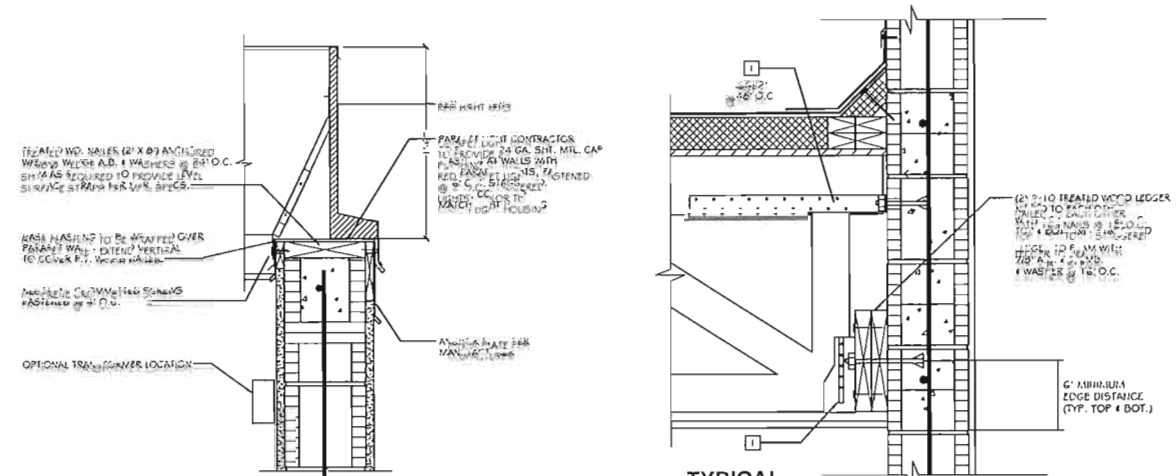
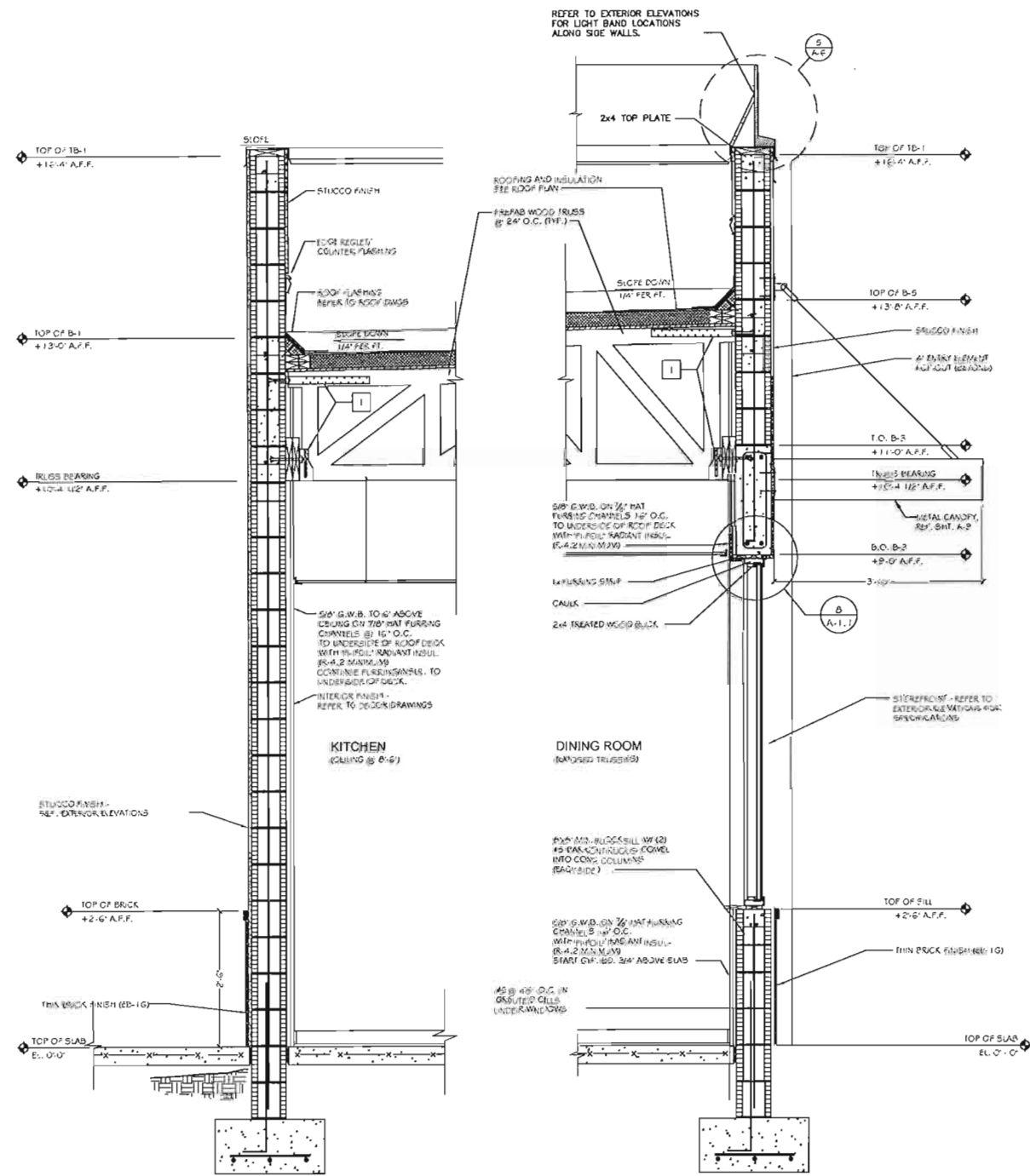
GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8700 SOUTH DIXIE HIGHWAY, SUITE 3108
MIRAGE, FLORIDA 33158
REGISTRATION NO. AL 00027288



PROJECT # 2016043
DATE: 04-13-16
CHECKED BY: [Signature]
REVISION: [Signature]

BURGER KING #4511
1800 STIRLING ROAD
DANIA, FLORIDA 33004-3109

ROOF PLAN AND DETAILS



DATE: 04-13-16
CHECKED BY:
DRAWN BY:
NO. DATE



GOLDCO, LLC
1435 ROOS CLARK CIRCLE
SUITE 2
DOTHAN, ALABAMA 36501
PHONE: 256-836-1411
FAX: 256-836-9730

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Architecture / Planning
Construction Consulting
8708 52ND STREET, SUITE 100
DALLAS, TEXAS 75244
REGISTRATION NO. AA 0002785



STATE OF FLORIDA
REGISTERED ARCHITECT

PROJECT # 2018043
Burger King #4511
1800 STIRLING ROAD
DANIA, FLORIDA 33004-3109

WALL SECTIONS AND DETAILS



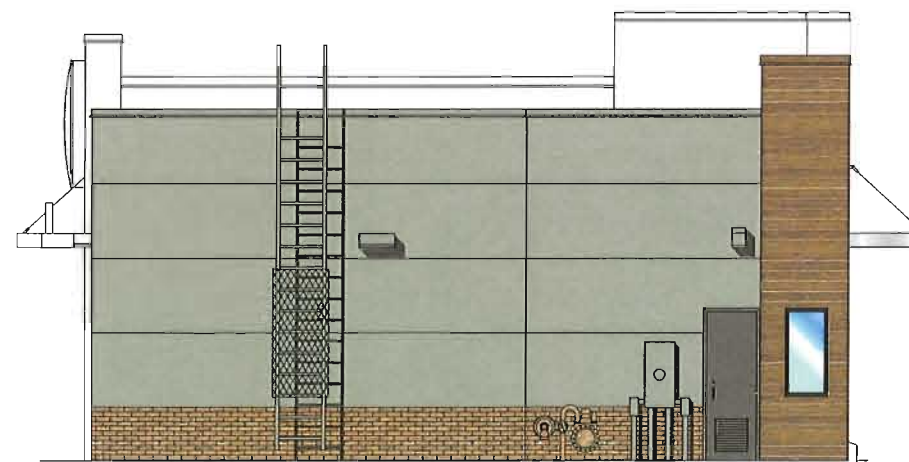
1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



2 DRIVE THROUGH ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

GOLDCO, LLC
1435 ROOS CLARK CIRCLE
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DOTHAN, ALABAMA 36301
PHONE 954-935-8141
FAX 334-460-9730

ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
7289 200TH STREET HIGHWAY / MIAMI, FLORIDA 33156
REGISTRATION NO. AA 0002786



PAUL R. GERSHEN
REGISTERED ARCHITECT
0010943

BURGER KING #4511
1800 STIRLING ROAD
DANIA, FLORIDA 33004-3109

EXTERIOR ELEVATIONS

RESOLUTION NO. 2017-023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-122-16) SUBMITTED BY BK STERLING INVESTMENT, LLC FOR PROPERTY LOCATED AT 1800 STIRLING ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 28, Part 6 of the Dania Beach Land Development Code (the "LDC"), Article 635, entitled "Development Review Procedures and Requirements", and Section 340-40 "Planned Mixed-Use Development District (PMUD)," entitled "Development Design Guidelines (DDG)," provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, LDC Article 340 "Planned Mixed-Use Development District (PMUD),"Section 340-30(S) "Site plan approval," provides that site plan development shall comply with the established PMUD regulations and the approved DDG; and

WHEREAS, BK Sterling Investment, LLC (the "Applicant") is requesting site plan approval to permit the development of Dania Pointe Burger King consisting of an approximately 2,740 square foot commercial building to be located at 1800 Stirling Road within the City of Dania Beach, Florida (the "City"); and

WHEREAS, the site plan application (SP-122-16) has been reviewed for compliance with the approved Dania Pointe DDG in accordance with Article 635 and Article 340; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the Site Plan (SP-122-16) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

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

Section 1. 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. Pursuant to Chapter 28, Part 6 of the Dania Beach Land Development Code (the "LDC"), Article 635 "Development Review Procedures and Requirements," and

Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-40 “Development Design Guidelines (DDG), the Site Plan (SP-122-16), attached as Exhibit “B” which is made a part of and incorporated into this Resolution by reference, is approved.

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

1. Applicant must submit a tree survey and tree removal/relocation plan prepared by a licensed arborist with a justification statement identifying how the proposed tree removals are limited to the minimum number necessary, as illustrated by the site plan, in accordance with Broward County and Dania Beach’s tree preservation requirements, per the City’s LDC, Section 825-80(B) prior to issuance of a building permit.
2. Final landscape plans must be submitted and approved prior to issuance of a building permit.
3. Payment to the City’s Tree Trust Fund for removal of any tree prior to issuance of a building permit, in association with a tree removal permit.
4. In order to complete any further landscaping review, a PDF copy of the landscape and site plan must be provided. This may be sent to Daniel Parobok at daniel.parobok@metriceng.com (Landscape Consultant).
5. Address Detail (BSO Fire).
6. Will the two drive thru aisles merged as one as driver approaches exit to Stirling Road? If so this must be taken into consideration in your pavement and striping plan. NEEDS CONSENT FROM ADJACENT PROPERTY OWNERS THAT THEIR EXISTING DRIVEWAY OPENING CAN BE PERMANENTLY CLOSED (Engineering).
7. Will the two drive thru aisles merged as one as driver approaches exit to Stirling Road? If so this must be taken into consideration in your pavement and striping plan. NEEDS CONSENT FROM ADJACENT PROPERTY OWNERS THAT THEIR EXISTING DRIVEWAY OPENING CAN BE PERMANENTLY CLOSED (Engineering).
8. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year , 25-year and 100-year, 24 hour and 72 hour flood stage elevations. STORMWATER CALCULATIONS NEEDS TO BE REVISED WITH ASSUMPTION OF ZERO DISCHARGE. WHERE IS C-18? DEFINITELY NOT WITHIN THE VICINITY OF THE PROJECT (Engineering).
9. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. PROPOSED FFE IS 12.5 FEET HOWEVER CALCULATED 100-YR 72-HR ELEVATION IS 17. ELEVATION REQUIRES THE HIGHER NUMBER(?) REVISIT YOUR CALCULATIONS (Engineering).

10. Proposed grading and drainage plan shall be based on the stormwater management calculations (Engineering).
11. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Antoine Johnson, Administrative Coordinator, Public Services Department to make an appointment, phone number 954-924-6808 ext. 3882, email: apollard@daniabeachfl.gov (Engineering).
12. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way (Engineering).
13. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
14. 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. 2nd time requested.

Section 4. That pursuant to Section 14 “Site Plan Submittals” of the Dania Pointe PMUD Design Development Guidelines, the Site Plan (SP-122-16) approval shall automatically expire and become null and void five (5) years from the effective date of this Resolution unless the Applicant files a complete building permit application and secures approval of building permits for the improvements shown on the Site Plan within the five (5) year time frame, unless an extension is granted by the City Commission.

Section 5. That such application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 6. That 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 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

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

PASSED AND ADOPTED on March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 7 THROUGH 17, INCLUSIVE, BLOCK 1, LESS THE SOUTH 28 FEET OF LOTS 11, 12, 13, 14, BLOCK 1, AND LESS THE EAST 5 FEET OF LOT 11, BLOCK 1, OF DOUGLAS HILL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND FURTHER LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS:

1) A PORTION OF LOTS 7, 8, 9, 10 AND 11, BLOCK 1, DOUGLAS HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN A PORTION OF LOTS 7, 8, 9, 10 AND 11, BLOCK 1, DOUGLAS HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A POINT ON THE CENTERLINE OF STIRLING ROAD; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 33, BEING THE EAST RIGHT-OF-WAY LINE OF S.W. 18TH AVENUE, NORTH 01°20'24" WEST, 82.25 FEET; THENCE SOUTH 88°39'36" WEST, 30.00 FEET TO THE POINT OF BEGINNING ON THE WEST WEST, 82.25 FEET; THENCE SOUTH 88°39'36" WEST, 30.00 FEET TO THE POINT OF BEGINNING ON THE WEST WEST, 30.00 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF S.W. 18TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 01°20'24" WEST 51.15 FEET TO WEST 51.15 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE ALONG SAID SOUTH LINE, NORTH 87°25'26" EAST, 5.00 FEET; EAST, 5.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOTS 10,9,8, AND 7, NORTH 01°20'24" WEST, 209.95 FEET TO THE NORTHEAST WEST, 209.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 05°00'47" WEST, 183.63 FEET; THENCE SOUTH 01°20'24" EAST, 94.22 FEET TO A WEST, 183.63 FEET; THENCE SOUTH 01°20'24" EAST, 94.22 FEET TO A EAST, 94.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 43°17'55" EAST, 21.80 FEET TO THE POINT OF BEGINNING. EAST, 21.80 FEET TO THE POINT OF BEGINNING.

AND

2) PARCEL 109

THAT PART OF LOTS 11 THROUGH 14, INCLUSIVE, BLOCK 1, DOUGLAS HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 01°21'14" EAST ALONG THE WEST LINE OF SAID EAST ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 38.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39°50'02" EAST, A DISTANCE OF 20.07 EAST, A DISTANCE OF 20.07 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF SOUTH 06°13'55" WEST, WEST, THROUGH SAID POINT, AND A CHORD BEARING OF SOUTH 85°30'49" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2245.34 FEET, THROUGH A CENTRAL ANGLE OF

03°29'29", AN ARC DISTANCE OF 133.56 FEET TO THE , AN ARC DISTANCE OF 133.56 FEET TO THE END OF SAID CURVE; THENCE SOUTH 43°17'55" WEST, A DISTANCE OF 14.29 FEET TO THE NORTHERLY EXISTING WEST, A DISTANCE OF 14.29 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 104.92 FEET; THENCE NORTH 46°42'30" WEST, A DISTANCE OF 42.69 FEET TO THE WEST, A DISTANCE OF 42.69 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 01°21'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 10.77 FEET TO THE WEST ALONG SAID WEST LINE, A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF DANIA BEACH, FLORIDA AND CONTAINING 0.88 ACRES (38,353 SQUARE FEET), MORE OR LESS"

EXHIBIT “B”

Site Plan

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE VARIANCE REQUEST (VA-08-17) SUBMITTED BY GREENSPOON MARDER ON BEHALF OF THE PROPERTY OWNER, BK STERLING INVESTMENT, LLC, FOR 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 RESOLUTION

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Resolution



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

DATE: March 14, 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 *CL Lajoie*

SUBJECT: **VC-120-16/VA-08-17:** 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 (SECOND READING) and a variance to allow the resulting Right-of-Way to be less width than required by the Land Development Code.

VARIANCE REQUEST

To allow a twenty-five (25) foot wide Right-of-Way, LDC requires a fifty (50) foot minimum; per Section 815-20.

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 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.

VARIANCE

The City's LDC states existing or dedicated streets are "designated and determined to have a prescribed width of fifty (50) feet". If the vacation request is granted, the resulting Right-of-Way width will be twenty-five (25) feet, thereby necessitating a variance to allow the reduced width.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."
- (2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."
- (3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."
- (4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."
- (5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The applicant provided a justification statement identifying how their requests are consistent with the Variance criteria.

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.

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

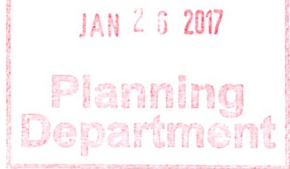
On January 24, 2017 the City Commission waived the replatting requirements resulting from the vacation request.

RECOMMENDATION

The Vacation and Variance requests meet the criteria identified in the Land Development Code (LDC). Recommend approval of the vacation Ordinance and variance resolution.



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.: VA-008-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: SW 18th Court

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

Recorded Plat Name: Douglas Hill Plat

abutting: 504233090030 & western 25 ft. of the SW 18th Ct. ROW,
Folio Number(s): 504233480010 Legal Description: see attached legal

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder

Address of Applicant: 200 E. Broward Blvd., Suite 1800 Fort Lauderdale, FL 33301
954-426-4305

Business Telephone: Linda Strutt Home: _____ Fax: _____

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

Name of Property Owner: BK Sterling Investment, LLC (504233090030)

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

Business Telephone: _____ Home: _____ Fax: _____
Variance of min. width to retain western 25 ft. of SW 18th Ct. as R/W while

Explanation of Request: vacating eastern 25 ft. to expand SW 18th Ave and 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: public drive Proposed Use: same

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 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] men
(Owner / Agent signature*) Be Stenig & V. LLC

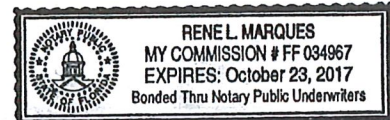
BEFORE ME THIS 27th DAY OF FEB, 2017

By:

George Henman
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

VARIANCE TO RIGHT-OF-WAY WIDTH REQUIREMENT (SEC. 815-30) SW 18TH COURT

DESCRIPTION AND JUSTIFICATION

Subsection (B) of Section 400-10 - *Dedications required; minimum required street width for plat approval*- of the Land Development Code states that "all existing streets within the city have a prescribed width" and that width is designated in Article 815 of the technical appendix.

Sec. 815-30 - *Undesignated streets*- establishes for streets not specifically delineated in Section 815-20 (which includes SW 18th Ct.) a "prescribed width" of fifty feet and a minimum separation from the centerline for structures of 25 feet.

The applicant intends to dedicate a portion of the existing developed site to the City as right-of-way in order to widen SW 18th Avenue and improve the intersection with Stirling Road. The SW 18th Avenue intersection improvement modifications are critical to resolving the Stirling Road corridor issues identified by FDOT.

In order to accommodate this dedication, it is necessary to shift the Burger King facility located on the site westward. A portion of the SW 18th Ct. right-of-way adjacent to the site is needed to accommodate the relocated building and maintain the requisite 25-foot distance from the centerline of the public right-of-way.

The existing dedicated right-of-way width for SW 18th Court is 50 feet. The eastern abutting owner, B.K. Sterling, LLC, has submitted an application requesting vacation of the eastern 25 feet of this right-of-way along most of the length of the BK Sterling property. The western abutting owner, Stirling Hotel Dania Beach, LTD, does not wish to vacate the western 25 feet of the SW 18th Court right-of-way. The proposed vacation would leave approximately 190 feet of the SW 18th Court right-of-way corridor at less than the prescribed 50-foot width.

As depicted on the legal sketch, the variance would apply to that portion of the SW 18th Ct. right-of-way adjacent to the proposed vacation, a length of approximately 190 feet. The public right-of-way currently terminates at the northern property line of the BK Sterling property due to an earlier right-of-way vacation. The right-of-way width at the Stirling Road intersection (south of the vacation request) will remain at least 50 feet in width.

SW 18th Ct. is less than 235 feet in length and functions essentially as a driveway connecting the two abutting properties, occupied by the Spring Hill Suites hotel parking lot and Burger King, to Stirling Road. It is not a public through-street.

The drive located within the western 25 feet which is the subject of this variance request will be striped and marked as southbound egress only. No significant modifications are proposed within the right-of-way and no significant modifications to existing access and circulation are proposed.

VARIANCE REVIEW CRITERIA

Section 625-40 of the City's Land Development Code requires that an application for a variance be reviewed in accordance with the following criteria: This narrative is intended to describe how this request addresses those criteria.

- (1) *The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;***

The subject regulations were intended to ensure that public streets afforded adequate protected right-of-way to accommodate pavement for two-way traffic, sidewalks, drainage and landscaping. As a result of previous right-of-way vacations and site development, the subject right-of-way no longer serves this function rather is essentially a local shared driveway. Moreover, no significant changes in circulation or appearance are anticipated as a result of the requested variance.

- (2) *That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;***

The requested variance affects only the width of dedicated right-of-way associated with SW 18th Ct. Traffic circulation and existing improvements within the subject right-of-way will remain essentially unaltered. There will be no detrimental impacts to the community and no changes incompatible with the surrounding land uses.

- (3) *That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;***

The requested variance is essential to the widening of SW 18th Avenue and improvements to that intersection and the vicinity Stirling Road corridor. These changes are needed for the significant redevelopment within the CRA RAC proposed by the Dania Pointe PMUD which includes the abutting site and which has been found to further the goals, objectives and policies of the adopted Comprehensive Plan and CRA plans.

- (4) *That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and***

The circumstances of the subject right-of-way and the abutting property are unique. SW 18th Ct. has been vacated north of the site with the remainder serving essentially as a drive for the applicant's site and the abutting hotel property. In order to grant additional right-of-way to the City to widen SW 18th Avenue, the existing commercial facility must be reconstructed between SW 18th Ct. and SW 18th Avenue. A portion of the abutting SW 18th Ct. right-of-

way is needed to accommodate this reconstruction. As the abutting owner does not wish to vacate the western half of the right-of-way, it is necessary to vacate only the eastern half. This results in a right-of-way width that no longer conforms to Section 815-30 of the code. There is no other way to maintain the abutting owner's access to Stirling Road and accommodate the widening of SW 18th Avenue without eliminating the existing business.

- (5) ***That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.***

The variance requested is for a 25-foot wide public right-of-way for SW 18th Ct. north of the Stirling Road connection for approximately 193 feet along the current centerline where a minimum of 50 feet is required. This is the minimum variance needed to accommodate the reconstructed business and maintain the required separation between the structure and the centerline of the public right-of-way.

Since the existing connection to Stirling Road is not being modified and the functioning of SW 18th Court is remaining essentially unchanged, no negative impacts to the character, health, safety and welfare of the community are anticipated.

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
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 S.87°25'58"W., ALONG SAID EXTENSION, A DISTANCE OF 25.00 FEET, TO A POINT ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE S.01°42'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 187.39 FEET;

THENCE S.79°17'48"E., 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 (4,758 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

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:

1/11/16

DRAWN BY

DRL

CHECKED BY

RGC

FIELD BOOK

N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
14-8058_P14ROW

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



STONER & ASSOCIATES, INC.

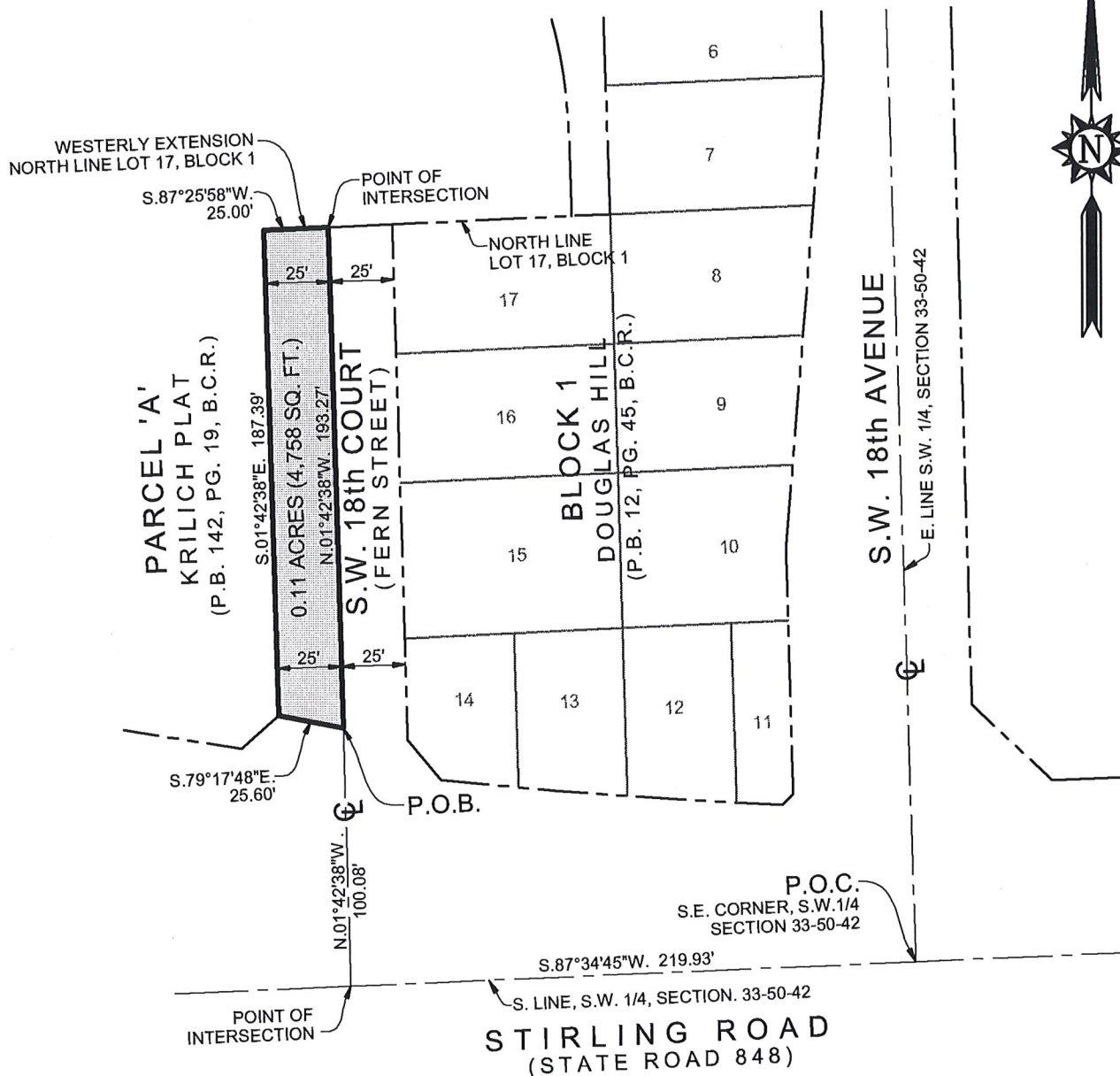
SURVEYORS - MAPPERS

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'





CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000908

Date: 2/6/17

RECEIVED FROM:

Name: KIMCO

Address: 100 W. Dania Beach Blvd.

Address 2:

City/St/ZIP: Dania Beach, FL 33004

Service or Item	Amount
PSP - Standard Develop/Variance etc Application Fee	\$2000.00

P/Z ITEM # VA-008-17

LOCATION: SW 18th Court

APPLICANT: Greenspoon Marder

PREPARED BY: Macee Wray

TOTAL DUE: \$2000.00

DESCRIPTION

BATCH NO.
2017-05000381
RECEIPT NO.
2017-00018425
CASHIER
fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard VA-008-17 SW 18TH CT GREENSPOON MARDER	\$2,000.00
Payments:	Type	Amount
	Check	1000658
		\$2,000.00
Total Amount:		\$2,000.00
Customer Copy		

TRANSMITTAL LETTER

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

DATE: February 3, 2017
SUBJECT: SW 18th Ct. Vacation
Variance Submittal

TRANSMITTED:

☐ Plat(s) ☐ Justification Statement ☒ Legal(s) ☐ Correspondence
☐ Survey(s) ☐ DRC Responses ☒ Fee ☐ Application

Copies	Date	No.	Description
1	2/2/2017	1000658	Application Fee Check \$2,000
10	Rev 1/18/2017		Legal Sketch and Description

☐ For Approval ☒ Review and Comment ☐ Approved As Noted
☐ For DRC ☐ Approved As Submitted ☒ Per Your Request
☐ For Your Information ☐ For Records/Client ☐ For Recordation

SENT VIA:

☐ First Class Mail ☐ Messenger
☐ Express Service ☐ Courier
☐ Parcel Post ☒ Hand Delivery

REMARKS:

It is my understanding that the application and justification statement and the digital copy of the legal were provided to you by Steven Wherry and this is being processed with the vacation.

As there was some misunderstanding the amount of the fee, we had to re-order the check, as you know. The check is attached as well as 10 signed and sealed originals of the legal sketch and description for the variance area.

Please contact me if you have questions or need anything else for this request.

Linda Strutt Consulting, Inc.
Planning - Zoning - Development Services
227 Goolsby Boulevard
Deerfield Beach, Florida 33442
(954) 426-4305 (754) 264-2184 cell

Copies to:

File

By: Linda C. Strutt

RESOLUTION NO. 2017-024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE VARIANCE REQUEST (VA-08-17) SUBMITTED BY GREENSPOON MARDER ON BEHALF OF THE PROPERTY OWNER, BK STERLING INVESTMENT, LLC, FOR 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 RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 28, Part 6 of the Dania Beach Land Development Code (LDC), Article 625, entitled "Variances", Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the criteria identified in the LDC has been satisfied; and

WHEREAS, BK Sterling Investment, LLC has submitted a request to vacate the eastern 25 foot portion of SW 18th Court (OT-120-16) which will reduce the public right-of-way width of SW 18th Court from fifty (50) feet down to twenty-five (25) feet; and

WHEREAS, BK Sterling Investment, LLC has agreed to dedicate right-of-way to the City of Dania Beach to widen SW 18th Avenue as may be necessary; and

WHEREAS, Greenspoon Marder, on behalf of the property owner, B.K. Sterling Investment, LLC (the "Applicant"), is requesting a variance (VA-08-17) to reduce the public right-of-way width for that portion of SW 18th Court legally described in Exhibit "A" to twenty-five (25) feet where Section 815-30 of the LDC establishes a "prescribed width" of fifty (50) feet; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the Code; and

WHEREAS, the City Commission of Dania Beach (the "City Commission") conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of Variance (VA-08-17) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the City Code and Comprehensive Plan;

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

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

Section 2. That the variance (VA-08-17) application to permit a public right-of-way width of twenty-five (25) feet for SW 18th Court as legally described and shown on the attached Exhibit “A,” where fifty (50) feet is the prescribed width, is hereby approved.

Section 3. That pursuant to Section 625-50 “Expiration of variances” of the LDC, the Variance (VA-08-17) shall automatically expire and become null and void unless the Applicant submits all applications for development permits including construction drawings (if applicable) within eighteen (18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

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 S.87°25'58"W., ALONG SAID EXTENSION, A DISTANCE OF 25.00 FEET, TO A POINT ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE S.01°42'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 187.39 FEET;

THENCE S.79°17'48"E., 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 (4,758 SQUARE FEET), MORE OR LESS.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE SITE PLAN (SP-65-16) SUBMITTED BY THE APPLICANT, BATIA DAYAN, ON BEHALF OF THE PROPERTY OWNER 4760 LLC, FOR PROPERTY LOCATED AT 4760 SW 42 TERRACE 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: March 14, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *CL*

SUBJECT: **SP-65-16:** The applicant, Batia Dayan, on behalf of the property owner 4760 LLC, is requesting approval for a site plan to convert a residential structure into a tutoring center on a property located at 4760 SW 42 Terrace.

REQUESTS

SITE PLAN

To repurpose a 1,100 square-foot home as a tutoring center and construct associated on-street parking spaces.

PROPERTY INFORMATION

EXISTING ZONING: Community Business (C-2)
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 4,200 square feet in size and holds a vacant building measuring 1,100 square feet. The parcel is located north of Griffin Road and at the southeast corner of SW 42 Terrace and SW 47 Court.

SITE PLAN

The subject property currently consists of a vacant building that was previously used as a single family home. On January 8, 2013, the property was rezoned from Single-Family 6000 Residential District (RS-6000), to the current C-2 zoning district by the City Commission via Ordinance No. 2012-022. The site currently has one (1) off-street parking space and the applicant is proposing to construct an additional five (5) on-street parking spaces; Section 265-50 (48) requires a minimum of four (4) spaces for this use.

In accordance with Section 22-5 of the LDC, the parking spaces on the swale will have permeable pavers with subsurface drainage.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has addressed all staff comments.

The applicant's request for site plan approval meets the requirements of the LDC.

CITY COMMISSION PREVIOUS ACTION

On January 8, 2013 the City Commission adopted Ordinance #2012-022 which approved the rezoning of this property from an RS-6000 to a C-2 zoning district, and assigned flex to the land, thereby changing the land use designation from Low (5) Residential to Commercial.

STAFF RECOMMENDATION

Approve the resolution.

Carrie, Anne-Christine

From: Lunkins, Angel
Sent: Tuesday, February 21, 2017 3:22 PM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne
Subject: RE: Code check

Well I did, lol sorry I had a an abatement deadline – no worries no violations or liens on this property.
Thanks

4760 LLC
Parcel Dania Beach - 504125010622
Improvement
Address 4760 SW 42 TER
DANIA BEACH, FL 33314

From: Carrie, Anne-Christine
Sent: Tuesday, February 21, 2017 2:41 PM
To: Lunkins, Angel
Cc: Lajoie, Corinne
Subject: RE: Code check

Good afternoon Angel:

I just wanted to make sure you had not forgotten about my e-mail below.
Thanks

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History. Preparing for Tomorrow."



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

From: Carrie, Anne-Christine
Sent: Thursday, February 16, 2017 4:00 PM
To: Lunkins, Angel
Cc: Lajoie, Corinne
Subject: Code check

Hello Angel:

Are there any violations for 4760 SW 42 Terrace, [504125010622](#)

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

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Carrie, Anne-Christine

From: Daniel Parobok <Daniel.Parobok@metriceng.com>
Sent: Wednesday, February 22, 2017 1:49 PM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne; Frederick Bloetscher
Subject: RE: Batia Dayan (SP-65-16)

Hi Anne-Christine,

I apologize for the delayed response, we have been having major email and server outages. I picked up the CD with the final plans and all the outstanding landscape comments have been addressed. There are no further comments and the plans, as submitted, are conceptually approved. If you have any other questions, please let me know.

Thank you,

Daniel Parobok
Arborist/Environmental Scientist



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

From: Carrie, Anne-Christine [<mailto:ACarrie@daniabeachfl.gov>]
Sent: Wednesday, February 22, 2017 9:54 AM
To: Daniel Parobok
Cc: Lajoie, Corinne; Frederick Bloetscher
Subject: RE: Batia Dayan (SP-65-16)

Good morning Daniel:

I didn't hear back from you regarding the e-mail below. Have your comments been addressed by the applicant regarding the Batia Dayan Tutoring Center?

Please send me an e-mail indicating such.
Thank you,

Anne-Christine Carrie
Planner
City of Dania Beach



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: January 5, 2016

PZ Log No: SP-65-16

Project: BATIA DAYAN

Comments Due: January 19, 2016

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

- ☒ Complies with code as submitted. *N/A For Fire - Existing Structure will not be modified for overall Footprint.*
☐ Comments to be addressed & plans resubmitted prior to public hearing.
☐ Denied.

Fire - S. Brown
Department

1/20/17
Date

6,491 #



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: BATIA DAYAN

PZ Log No: SP-65-16

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 1

Rate per hour: /

Overtime: /

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



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

January 19, 2017

Engineering Comments

Site Plan: Batia Dayan (Learn and Smile Center)

Civil EOR: Public Utility & Planning Services

1. No further engineering comment.
2. For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements/maintenance within the road right of way. All improvements shall be maintained in perpetuity.
3. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

Plans were reviewed in terms of scope and not in detail. Any signoff and/or approval from City staff shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found in violation of any law, ordinance, health, safety and welfare of the public, or other design issues. Responsibility for any submitted plans is under the "responsible charge" of the Engineer of Record (FAC 61G15-30).

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

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, February 21, 2017 3:49 PM
To: Carrie, Anne-Christine
Subject: FW: Learn and Smile Pre School

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

From: Maldonado, Mariluz
Sent: Wednesday, April 15, 2015 12:12 PM
To: LaFerrier, Marc
Cc: Lajole, Corinne
Subject: FW: Learn and Smile Pre School

FYI

From: Navarro, Ronnie
Sent: Wednesday, April 15, 2015 11:54 AM
To: Maldonado, Mariluz
Cc: mvicente1@att.net; Dunleavy, Sherie; Orlando, Dominic; Manny Vicente; Batia Dayan (learnandsmile@icloud.com)
Subject: RE: Learn and Smile Pre School

Hi Mariluz,

Please accept this note as an approval for the use of the swale within the road right of way for parking and sidewalk development to address the Learn and Smile Pre-School parking issues. This approval is consistent with the "Oasis" concept that we have adopted throughout the City. Dominic and I have met with the applicant/owner, Batia Dayan, and his architect, on several occasions, and we are both in agreement with the proposed layout and design of the proposed permeable pavers.

Thank you

Ronnie S. Navarro, PE

Deputy Public Services Director | City Engineer



Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-3742 | Fax 954-923-1109
Direct 954-924-3615 | rnavarro@ci.dania-beach.fl.us

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: Orlando, Dominic
Sent: Wednesday, April 15, 2015 11:19 AM
To: Manny Vicente
Cc: Navarro, Ronnie; mvicente1@att.net; Dunleavy, Sherie
Subject: Re: Learn and Smile Pre School

Hi Ronnie,
Please prepare letter.

Sent from my iPhone

On Apr 15, 2015, at 10:33 AM, "Manny Vicente" <mvicente1@att.net> wrote:

Dominic, permit # 2015-00000266 is being rejected in part by a comment from Marilyn Maldonado in the Zoning Department which states " Parking in the swale requires written approval by the Public Services Director".

It is my understanding that Ronnie had reviewed and confirmed the plans were approved by your department, but at this time this is not sufficient to meet the Zoning requirements.

Could you issue a written letter of approval to construct the parking in the swale as per plans. I will take this letter in person to Mariluz Maldonado and see what other issues if any need solutions.

It seems there is some confusion regarding if Public Services agrees with this project and in reference to the site plan in general.

I fail to see how this parking affects anything else. It should be looked as a single project as per plans and frankly is a carbon copy of all the Oasis projects we gave constructed previously.

Thank you for your attention to this matter.

Manny Vicente
7862952767

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

Public Utility Management & Planning Services Inc.

P.O. Box 221890
Hollywood, FL 33022-1890

Telephone (239) 250-2423
Facsimile (954) 581-5076

Frederick Bloetscher, Ph.D., P.E.
e-mail: h2o_man@bellsouth.net

December 16, 2016

Anne-Christine Carrie
Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: 4760 SW 42nd Terrace, Dania Beach, FL 33314

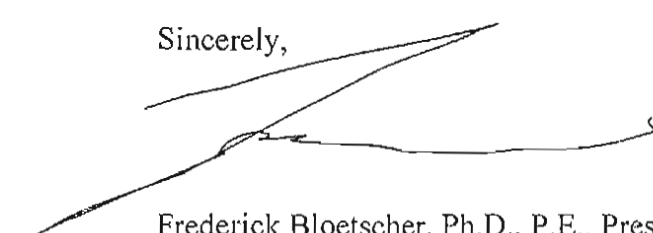
Dear Ms. Carrie:

Per your request in the comments section of the site plan review for the above property, and the meeting we had 10 days ago to review if all comments were addressed, I am enclosing the following:

1. 7 sets of the revised plans, including information of fire hydrant locations, and landscaping which was reviewed by the landscape reviewer already
2. 7 copies of the survey
3. 1 CD of the plans
4. A summary of how or where all comments were addressed
5. Fire hydrant test
6. Fire Department documents – keep in mind this is not new construction

Should you have any questions, or if I can be of further help, please let me know.

Sincerely,



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

Public Utility Management & Planning Services Inc.

P.O. Box 221890
Hollywood, FL 33022-1890

Telephone (239) 250-2423
Facsimile (954) 581-5076

Frederick Bloetscher, Ph.D., P.E.
e-mail: h2o_man@bellsouth.net

December 16, 2016

Anne-Christine Carrie
Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: 4760 SW 42nd Terrace, Dania Beach, FL 33314
Fire Flow

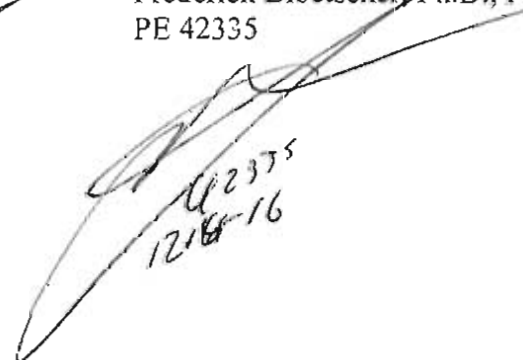
Dear Ms. Carrie:

Per your request in the comments section of the site plan review for the above property, the proposed Broward County main size (8 inches) fire hydrant spacing (200 ft to property) fire hydrant location (on street), are in compliance with Broward County Land Use Code and the Florida Fire Prevention code.

Should you have any questions, or if I can be of further help, please let me know.

Sincerely,


Frederick Bloetscher, Ph.D., P.E., President
PE 42335


PE 42335
12/16/16



FILE COPY

Summary of Plan Comments Responses

PZ#: SP-65-16/VA-66-16- 1st Review

Planning Comments-

Page 1 of 3 MEETING DATE: 7-28-16

Project Name: BATIA DAYAN TUTORING CENTER

PZ #: SP-65-16; VA-66-16 - **1ST REVIEW**

ADDRESS: 4760 SW 42 ND TERRACE

Zoning designation: C-2

FLU designation: Low-Medium (10) Residential

REVIEW COMPLETED BY: Anne-Christine Carrie (954) 924-6805 X 3654

NOTE:

- 1152 SF BUILT SPACE; Day care center (19 students), 6 on street parallel parking spaces +1 handicap space proposed. Building is 10' from sidewalk (no property line shown, 10' min required), warranty deed supplied, no loading space is required, 4 bike racks-ok, 22' secondary street.

- **APPLICATION:** Fee paid: \$2000 (1 variance) +\$ 5500 (Site Plan and Cost Recovery minimum fee). ok

Landscape Plan Review: BATIA DAYLAN

PZ Log No.: SP-65-16 **Review Number:** __2__

Reviewer: Daniel Parobok **Date:** July 13, 2016__

The following comments are based on a review of the set of site plans dated 06/30/2016 and submitted to the Planning Department on 6/30/2016, for compliance with the City of Dania Beach Landscape Code.

1) The plans show an increase of vehicular use area. Please provide the total square footage of VUA increase per Sec. 275-80(H).

RESPONSE: note on p1 site plan

2) There is no list of proposed plantings provided. Please provide a complete list and legend per Sec. 275-80(I).

RESPONSE: noted on p 7&8 – landscape plan designed, discussed and submitted to Mr. Parobok, with conceptual approval (see email)

3) Please provide a PDF plan set to Daniel Parobok at daniel.parobok@metriceng.com

Informational notes:

RESPONSE: done

i. 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.



RESPONSE: done

ii. A PDF copy of the landscape plan must be submitted via CD or email.

RESPONSE: done

END OF COMMENTS

Engineering Comments

Site Plan: Batia Dayan (Learn and Smile Center)

Civil EOR: Public Utility & Planning Services

1. Verify the dimensions of parallel parking meet the minimum 8 feet x 23 feet.

RESPONSE: see p 1,5

2. Verify that no hydrants exist on areas proposed for parking. Observe minimum separation requirement per Code.

RESPONSE: see p4

3. Label street name in your drawing.

RESPONSE: done, p1

4. Verify that proposed pavers are permeable type.

RESPONSE: they are – see detail used for Oasis, p 5

5. Show grading and drainage plan.

RESPONSE: see p 5 for typical section. There is no change to the grade in site. Swales will be regraded to facilitate pavers while creating curb barrier for pedestrian safety (field engineered)

6. For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements/maintenance within the road right of way.

RESPONSE: acknowledged

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

RESPONSE: see p 2

GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER
SERVICE Date Issued: April 2, 2012 Date Previously Issued: January 18, 2007 Date First Issued:
July, 2001

Water Demands – assume education

Education – 9 gpd/student x 19 students = 171 gpd

Sewer demands

Education – 7 gpd/student x 19 students = 133 gpd

NOTE: Both are less than the demands of prior single family structure.

Solid Waste Demands (per Broward County solid waste element of comp plan)

Grade School 10 lbs per room & $\frac{1}{4}$ lb. per pupil = $2 \times 20 + 19/4 = 45$ lb/d

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

RESPONSE: See enclosed survey

End of engineering comments

Planning Comments: *Incomplete Information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.*

1) PHOTOMETRIC: Provide photometric plan pursuant to Article 280 and Sec. 635-50 (N).

RESPONSE: n/a -There are no lights being install at facility and no existing lights.

2) Per staff report RZ-31-12 dated January 8, 2013 and signed by Community Development Director and in support of rezoning ordinance O-2012-022, this property was not intended to have any association with the existing daycare facility to the South. Provide clarification as to how this requirement is being met.

RESPONSE: The properties are owned by separate entities and there is a fence between them

3) Per Section 635-40 (A), provide signed and sealed property survey on a 24x36 sheet.

RESPONSE: - can 11/17 work given site size – we have 10 copies

4) Identify property lines on plans.

RESPONSE: done p 1

5) Provide North Arrow on plans per Sec. 635-50 (b)

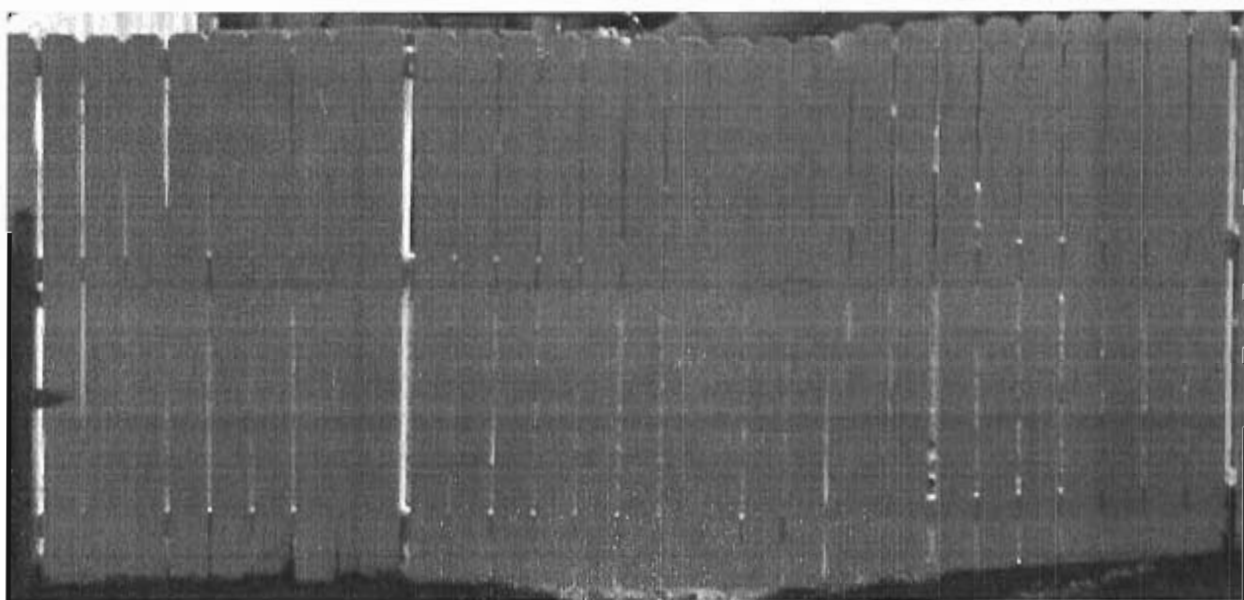
RESPONSE: done all sheets as applicable

6) Provide landscape plan and details per Sec. 635-50 (R).

RESPONSE: see P 7&8 and prior comments

7) Identify existing and proposed fence, location, height and material for entire property on plans for compliance review.

RESPONSE: The fence is 6 ft high and made of wood/pvc on SW 47th Ave. This fence will need to be relocated as shown on p 1 of plans. It goes around the entire property (see figures below)



8) Provide lot coverage calculation to include new parking spaces per Sec. 635-50 (y).

RESPONSE: see p 1

9) **SWALE PARKING:** "In the event a larger paved area is desired for *parking* or access, the owner of the abutting property must provide for subsurface drainage areas or other facilities which will be equal to the additional area which is proposed to be paved." Provide drainage plans per Sec. 22 -5 (a) (2).

RESPONSE: Swale parking is to be pervious pavers that will facilitate drainage. Muck will be removed and are graded to existing catch basins.

10) Provide building elevations and dimensions on plans per Sec. 635-50 (CC).

RESPONSE: see p 1, 3, 4

11) Applicant letter states that the existing building will be modified under a separate permit. Per Article 635, building modifications are to be submitted at site plan. Provide missing information on Site Plan.

RESPONSE: The current structure size, exterior, roof, windows and doors will not be modified. A bathroom modification may be needed. There is no change to the current structure as visible from the road. See letter from property owner.

12) Per Sec. 307-30, (D) Backflow devices shall not be visible from public rights-of-way, parks and other public spaces. Revise plans to show proposed screening for valve facing the street.

RESPONSE: done, See p 1

13) Per Sec. 22-5 (e) parking areas in the ROW may not be constructed of concrete. Revise plans.

RESPONSE: Correct. The parking will be permeable pavers like those used in the oasis projects.

14) Provide transmittal sheet listing documents provided.

RESPONSE: attached

15) **RIGHT-OF-WAY:** Identify width of R-O-W and street centerline on plans.

RESPONSE: done – p1

16) **IMPACT FEES:** Impact fees that will be required for the project are attached to this document and have been e-mailed to: were e-mailed to learnandsmile@yahoo.com.

RESPONSE: Noted. Please note that this is an existing structure that will not be increased in size. The water and sewer services will not be changed so no impacts fees should be due for water and sewer. Other impact fees should be incremental to the current single family structure.

17) **SIGNS:** No signs proposed

RESPONSE: Correct. No signs are proposed

18) PARKING: 265-50 (10) Daycare requirement: 1:150 sf, 8 spaces required. Indicate on plans the number of required and proposed parking spaces for the site.

RESPONSE: done – see p 1

19) VARIANCE APPLICATION: Provide a justification statement indicating how the variance request meets the requirements outlined in Sec. 625-40, as well as payment in-lieu requirements outlined in Sec. 265-92.

RESPONSE: see attached letter from property owner

20) Letter indicates that students will arrive by shuttle. Identify on plans drop off location for students.

RESPONSE: see designated drop point on p1 of plans

21) If the use of a shuttle is to be a justification for a parking variance, then legal documentation regarding the continued use of the shuttle will be needed prior to public hearing.

RESPONSE: see letter from owner plans

22) ROOFTOP MECHANICAL EQUIPMENT: Per Sec. 220-60, provide plans showing how Rooftop equipment will be screened from view for compliance review.

RESPONSE: There is no rooftop equipment

23) Must provide latest revised set of plans on disk prior to going to public hearing.

RESPONSE: included

24) The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

RESPONSE: the owner has discussed this with residents in the past and they are aware of what she is doing.

End planning comments.

Fire Comments

Tier 1 Comments

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

1. A master site plan showing the entire site

RESPONSE: see p 1

2. Fire Department Access Information as follows:

- a. All turning radii (demonstrate

RESPONSE: the only turn is the intersection of the two streets. That radius is existing and noted on p1. There is no means of access onto the property

- b. Drive aisle widths and vertical clearances noted – access is via city street with 11 ft lanes, within 30 ft of building. There is no sprinkler system in the building and therefore no fire department connections.

RESPONSE: lane widths noted on p 1.

- c. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site

RESPONSE: This is a City right-of-way with 11 ft lanes, within 30 ft of building. There are no overhead trees on site. Power is above the travel lanes. There is no on-site access point. There is no sprinkler system in the building and therefore no fire department connections

3. Water Supply Information as follows:

- a. All existing and proposed water mains and sizes

RESPONSE: the existing 8 in water main on the west side of the property is noted (see p 1).

- b. Existing and proposed fire hydrant locations

RESPONSE: see p 4. No new hydrants are proposed

- c. Dimensions to the three nearest fire hydrants to the site

RESPONSE: see p 4

- d. Locations of all fire department connections...

RESPONSE: there are none - building is not sprinkled.

4. Proof of Water Supply and Fire Flow Demands as follows:

- a. Fire Hydrant flow test results

RESPONSE: see attached. Broward County indicates the fire hydrant closest to the site can provide 1028 gpm. The demand is 375 gpm. See attached

- b. Building construction type and square footage

RESPONSE: 1152 sf, concrete block and wood roof – noted on plans

- c. Fire flow demand calculations signed and sealed by a licensed engineer

RESPONSE: see attached

- d. Completed Application for the approval of the Fire Protection Water supply design

RESPONSE: attached

a. Statement of verification from the design professional of record, an official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in accordance with the Broward County Land Use Code and the Florida Fire Protection Code. (This document shall bear the seal and signature of the engineer.)

10-2.5.3 Spacing and Flow Requirements: Fire hydrant spacing and flow requirements shall conform to the latest requirements of the Broward County Fire Marshall standards, plus the requirements of any local fire department having jurisdiction.

In Sec 5-182 Broward Land Development code

(2)

Fire Hydrants. Fire hydrants shall be installed as an integral part of the potable water system for the development within the distances described below. Wherever a water line is installed within a public or private road right-of-way, a *fire hydrant* shall be installed at intervals measured along the water line in accordance with spacing distances specified below. No distance shall be measured across a trafficway arterial, or collector road.

a)

Residential developments, including, but not limited to, single-family dwellings, duplexes, multifamily structures, or mobile homes shall have hydrants installed at intervals not to exceed six hundred (600) feet, with a minimum water main size of six (6) inches. In no case shall the distance from any structure to a permitted *fire hydrant* be more than half of the required interval spacing distance indicated above.

b)

Commercial and industrial (non-high hazard) developments shall have hydrants installed at intervals not to exceed three hundred fifty (350) feet, with a minimum water main size of eight (8) inches. In no case shall the distance from any structure

to a permitted **fire hydrant** be more than half of the required interval spacing distance indicated above.

c)

Structures with automatic **fire** suppression systems or standpipes shall have a **firehydrant** within one hundred fifty (150) feet of the **fire** department connection.

d)

High hazard commercial and industrial developments, such as storage facilities, manufacturing operations, shopping centers, and similar operations, as defined in the Florida Building Code, which have large amounts of combustible or flammable products, shall be required to install **fire** hydrants and water main sizes as determined by computing the required **fire** flow for the proposed development.

e)

All **fire** hydrants shall deliver the required gallonage with a residual pressure of twenty (20) pounds per square inch.

RESPONSE: The site appears to comply with these requirements. attached

End Fire comments

June 28, 2016

Ms. Corinne Church
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: 4760 SW 42nd Terrace, Dania Beach, FL 33314

Dear Ms. Church:

Please find the attached information for the new site plan for the proposed tutoring center in the old residential structure at 4760 SW 42nd Terrace. Per request of the City, the property has been separated from the Learn and Smile center by both a fence and a separate land owner entity. The property was rezoned Per the City of Dania Beach ordinances in 2012:

... the rezoning request (RZ-31-12) filed by Batia Dayan, representing 4760 LLC, for property located at 4760 SW 42 Terrace in Dania Beach, is granted, and the property is rezoned from the Residential (RS-6000) zoning classification to the Commercial (C-2) zoning classification

The site plan comports with the City's request for added parking, and agreement to use the swales (variance need acknowledged), and the revisions for the parking, landscape and sidewalks for the site. The parking was revised from that previously approved by the City Engineer to comport with a more safe configuration and increase the number of spaces to 6 plus the handicapped space. This has been discussed with the City Engineer and he verbally agreed this was a preferred configuration..

I have a contractor ready to perform this work (he applied for the permits previously). It is my hope that we can move this site plan approval forward at this time with the site work. The building is being evaluated for needed building improvements. Building permits will be pulled as needed but the envelope will not change.

I have asked that your checklist the following issue be addressed by my consultant per the attached documents. You may contact my consultant Dr. Fred Bloetscher directly with anything you need.

Should you have any questions, please let me know.

Sincerely,



Batia Dayan



LEGAL DESCRIPTION for the property at 4760 SW 42 Terrace in Dania Beach:

THE NORTH 66 FEET OF THE WEST 65 FEET OF THE EAST 315 FEET OF THE SOUTH 241 FEET OF THE SOUTH ¼ TRACK 32 OF NEWMAN'S SURVEY IN SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, ACCORDING TO THE PLAT 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

City Requirements:

Completion of Application: All exhibits must be collated into individual sets...

RESPONSE: see attached site plan and accompanying documents. Included is the prior rezoning for the property, site, deed and survey.

Criteria Statement

RESPONSE - application is for a proposed tutoring center for up to 19 children with two tutors. Students will be dropped after school to the site. There will be no sign for the operation. The site has previously been rezoned to C-2. The proposed land use is permitted in a C2 zoning district.

The applicant agrees that the tutoring center will be owned and operated as an entity that is separate and distinct from the Learn and Smile center to the south, and that the two entities will not be combined, nor the properties combined or connected in the future. A fence will remain between the two properties.

There is no appeals included herein.

Survey – signed and sealed.

RESPONSE: Enclosed is a site survey (same as for the prior rezoning and site plan).

Building elevation

RESPONSE– no new structures are proposed. The existing elevation will remain the same. The area is in flood zone AE with a finished floor elevation of 7.0 feet for all new construction.

Conceptual Civil Plans

RESPONSE: see attached, includes parking, ADA space, landscaping buffer, fence (moved), and existing building that will be modified under separate building permit. No new structures are proposed.

Conceptual Floor Plans

RESPONSE: n/a – any alterations to the floor plan would come as a separate building permit application

New plats

RESPONSE: n/a – no new platting is proposed

Supporting documents

RESPONSE: the building was constructed in 1969 according to the Broward County Property Appraiser's Office. See attached information.

Signage:

RESPONSE: N/a - no signage is proposed

Fire Departments:

RESPONSE: see location of fire hydrant on attached. It is at SW 42nd Ave and Griffin Road, approximately 195 ft from the building.

Utilities:

RESPONSE: see attached site plan

Civil Plans:

RESPONSE: See attached site plan which includes water and sewer lines, power pole and services. The fire hydrant is shown. The only storm basin is on Griffin Road and not adjacent to the property, fire hydrants, storm basins, etc. There are no private or public easements on the site. The only changes proposed are for parking and driveways to comply with City codes and requirements.

Dimensioned Site Plan

RESPONSE: See attached for location of streets, existing structure, fences setbacks, parking, building area, parking calculation, etc. Note a variance for on-street parking is required. The City Engineer Ronnie Navarro has approved this revised parking plan verbally as an improvement over the prior plan for on-street parking, which he also approved. The proposed plan is much safer for cars and employees/children.

Landscape Plan:

RESPONSE: There are no trees to be removed. Plan shows proposed fence movement and landscaping buffer to comply with City codes and discussions with staff. Power pole is shown in red on plans.

Lighting Plan

RESPONSE: N/a - no new lighting is proposed.

Architectural Elevations

RESPONSE: N/a - There are no changes proposed for the structure

Paving, Grading and Drainage Plan

RESPONSE: N/a – the grade of the site will not be altered. Drainage will be in the form of pervious pavers beneath the parking spaces (see detail on site plan

Projected Daily water demand:

RESPONSE: Water demands are estimated at 500 gpd

Floor Plan

RESPONSE: N/a – there are no exterior alterations. Any interior alterations required will be altered and will be permitted under a future building permit submittal

Traffic Study

RESPONSE: The proposed parking plan addressed the traffic issue from an improved perspective from the prior approved plan. There will be reduced conflict with through traffic and less double-parking due to expanded parking areas. The number of trips coming to the neighborhood is estimated at less than 30 as the tutored students will predominantly arrive via shuttle bus provided by the tutoring center.

Utilities Plan

RESPONSE: There are no additional water or sewer connections proposed. A backflow valve will be installed on the site service line as shown on the plans. Service line is in back.

Vacation Request

RESPONSE: n/a there are no requested vacations for this project

Roof Plan

RESPONSE: n/a - There is no proposed change to the existing structure.

Exterior Rendering:

RESPONSE: See attached photos

Fabric and Paint Swatches

RESPONSE: N/a

CD Zip file

RESPONSE: included

Extended hours license for alcoholic Beverages

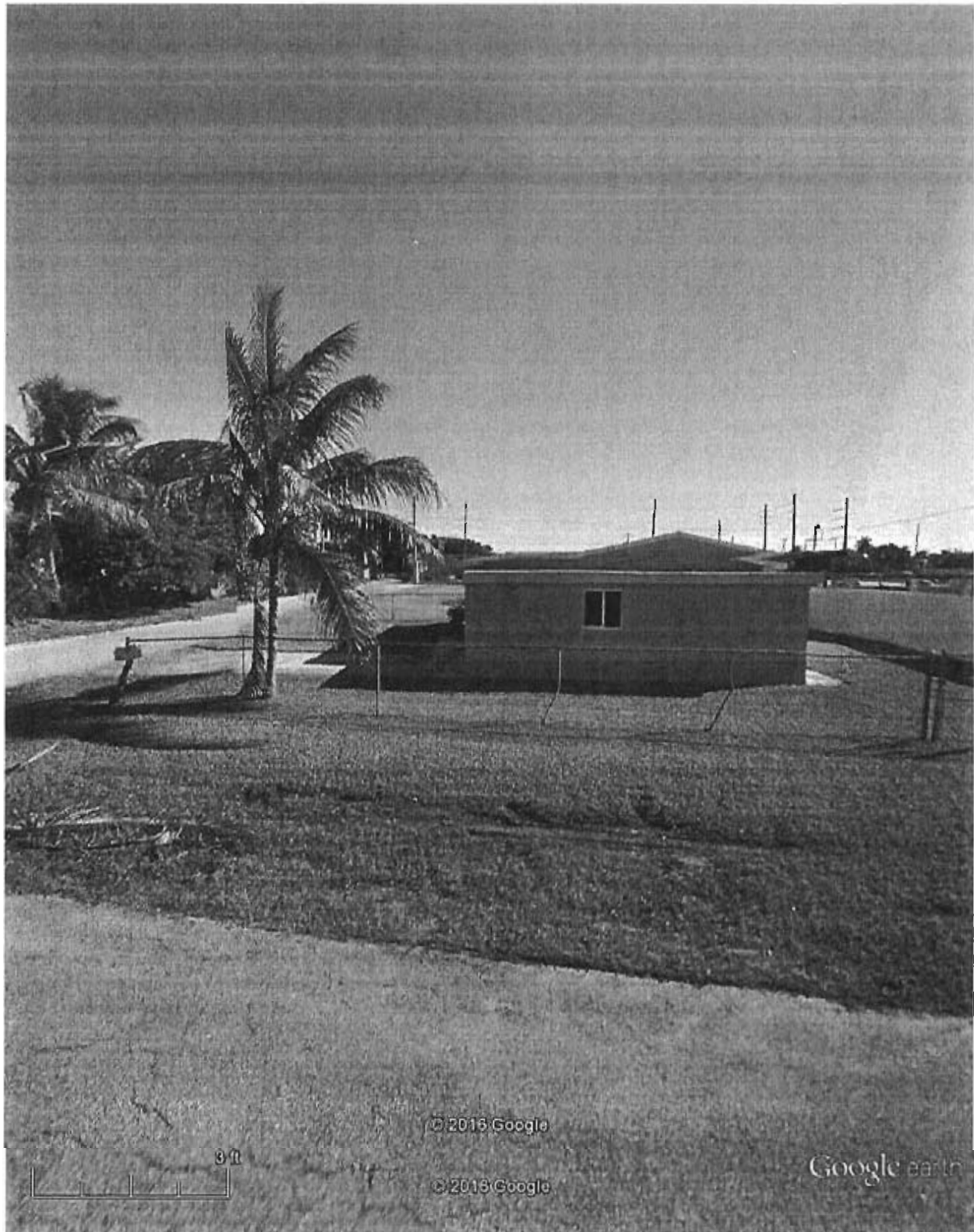
RESPONSE: N/a – no alcohol will be on premises



Fire hydrant 195 ft from building



Front view of building



Side view prior to fence construction in 2012.

LOCATION MAP OF SITE REQUEST

CITY OF DANIA BEACH
VA-52-09 - VA-53-09
BATIA DAYAN - LEARN AND SMILE
4233 GRIFFIN ROAD





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

DATE: January 8, 2013

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP, Director 

SUBJECT: **RZ-31-12/AF-32-12:** The applicant, Batia Dayan, on behalf of 4760 LLC., is requesting a rezoning and assignment of flex for the property located at 4760 SW 42 Terrace.

REZONING

To rezone the property from Residential (RS-6000) to Commercial (C-2).

ASSIGNMENT OF FLEX

To assign the property flex, changing the land use designation from Low (5) Residential to Commercial.

PROPERTY INFORMATION:

ZONING: Residential (RS-6000)
FUTURE LAND USE: Low (5) Residential

On December 11, 2012 the City Commission heard this item on second reading. At that time there was a motion to approve this item which failed due to a lack of a second for the motion and no vote was taken. Therefore, the City Commission took no action on the application request. At this time the applicant is requesting the City Commission reconsider the item.

The subject property is located on the north side of Griffin Road, immediately north of the applicant's daycare facility, Learn and Smile. Both properties are located immediately west of the Hess gasoline station. The applicant has owned the day care business since 2005. The facility currently has approximately 60 children. However, the applicant has represented, through a revised letter of intent, that the subject property will have no association with the existing day care facility.

REZONING

The applicant is requesting to rezone the property from RS-6000 to C-2. The C-2 designation would be consistent with the other two (2) properties on the block, which both front on Griffin Road. The subject property fronts on SW 42 Terrace.

Any business that may locate on the property will have to follow all City regulations including, but not limited to, obtaining a Business Tax Receipt and provide required parking, as identified in Chapter 28 of the City's Code of Ordinance.

ASSIGNMENT OF FLEX

The Future Land Use designation of the property is currently Low (5) Residential. In order to change the zoning to a commercial use, the underlying land use designation must be compatible. The applicant is requesting the assignment of 0.1 acres of Residential to Commercial flexibility assigned to the property, allowing it to be used for commercial uses.

The property is located in Flex Zone 81, which has a total of 56.6 acres of Residential to Commercial Flex available.

CITY COMMISSION PREVIOUS ACTION

On December 11, 2012 the City Commission heard this Item on first reading but took no action.

On November 27 the City Commission heard this Item on first reading.

On August 14, 2012, August 28, 2012, September 11, 2012 and October 23, 2012 the City Commission continued this item at staff's request.

PLANNING AND ZONING BOARD RECOMMENDATION

On July 18, 2012 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the request that would result in an expansion of the existing day care facility, provided the applicant addresses the parking prior to final approval of the rezoning and flex request. At the time of the Planning and Zoning Board hearing, the applicant agreed to record a restrictive covenant in the Broward County Public Record restricting the use of the property to day care and unify both properties through a unity of title. The applicant has since withdrawn that offer but has recently indicated that she may be willing to provide some use restrictions.

STAFF RECOMMENDATION

Approve.



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

Standard **RECEIVED** Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: Assignment of Flex (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)



Date Rec'd: 5/30/2012
Petition No.: RZ-31-12

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: 4760 SW 42nd Terrace, Dania FL 33314

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

Recorded Plat Name: _____

Folio Number(s): 5047-25-01-D622 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BATIA DAYAN

Address of Applicant: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

E-mail address: learnandsmile@yahoo.com

Name of Property Owner: BATIA DAYAN

Address of Property Owner: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (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*)

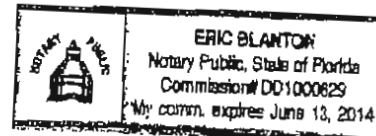
BEFORE ME THIS 22nd DAY OF May, 2012

By:

Bathia Dayan
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known _____ or Produced Identification ✓

Type of identification produced: _____ or Drivers License D502-060-70-604-0

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



City of Dania Beach, 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: Assignment of Flex (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)



Date Rec'd: 5/30/2012

Petition No.: AF-32-12

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 5, Development Review Procedures and Requirements.

Location Address: 4760 SW 42nd Terrace, Dania FL 33314

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

Recorded Plat Name: _____

Folio Number(s): 5041-25-01-0622 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BATIA DAMAN

Address of Applicant: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

E-mail address: learnandsmile@yahoo.com

Name of Property Owner: BATIA DAMAN

Address of Property Owner: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

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

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

Existing Use: _____ Proposed Use: _____

Flex

\$4000 plus \$100 per acre Portion of Acre
\$2500 Rezone from ? to ?
Res Commercial?

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

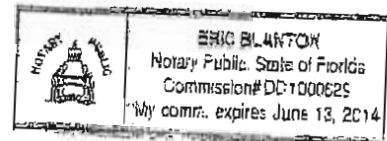
BEFORE ME THIS 22nd DAY OF May, 2012

By:

Bathia Dahan
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known _____ or Produced Identification ✓

Type of identification produced: _____ or Drivers License D50-020-70-504-0

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



City of Dania Beach FLORIDA

October 2, 2012

Learn and Smile Day Care
Batia Dayan
4233 Griffin Road
Dania Beach, FL 33314

Re: Rezoning (RZ-31-12) and Assignment of Flex (AF-32-12).

Dear Ms. Dayan:

On May 30, 2012 you submitted an application to the City of Dania Beach for a rezoning and assignment of flex for the property located at 4760 SW 42 Terrace in Dania Beach.

The application request has now been continued by the City Commission three (3) times, on August 14, 2012, August 28, 2012 and September 11, 2012 to allow you the opportunity to address the existing non-conforming status of the property by providing the required parking as determined by the City's Code of Ordinances. During this time the Community Development staff have met with you and your architect on numerous occasions in an effort to provide any assistance possible in resolving your issue.

At this time we are requesting you to notify us how you would like to proceed. Based on our review of your project several resolutions, which we discussed with you, that would allow you to address the non-conforming status of your property:

1. Provide all required parking spaces, as required by the City's Code of Ordinances, Chapter 28, Section 265-50, on site; or
2. Provide all required parking spaces through a combination of on site parking and an off-site parking agreement. The off-site parking agreement will have to follow all of the regulations identified in the City's Code of Ordinances, Chapter 28, Section 265-80 which requires any such agreement to be in perpetuity and to be recording in the Broward County Public Records; or
3. Propose alternative parking standards as provided for in the City's Code of Ordinance, Chapter 28, Section 265-60. Any proposed alternative parking standard must be reviewed and recommended by City staff and approved by the City Commission; or

"Broward's First City"

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 Phone: (954) 925-2200 www.daniabeachfl.gov

4. Request a parking variance, in combination with one of the options described above, to waive the least number of spaces necessary to be consistent with the City's Code of Ordinances, Chapter 28, Section 265-50. Hardship and vehicle/pedestrian circulation will be examined with the variance request. This option may include additional conditions.

In addition, it has been observed by Public Services and the Broward Sheriff's Office that the current parking and traffic circulation conditions at the existing facility are often a traffic hazard and unsafe. Therefore, we are asking that you proceed with resolving the non-conforming status of the property concurrently with the request to rezone and assign flex to the property.

We need a response from you let us know how you would like to proceed in writing on or before October 15, 2012. In you need additional time, please identify such a request in writing as well. If no response is provided, we will proceed with the public hearing in front of the City Commission on October 23, 2012 with a recommendation of denial.

As always, please feel free to contact me at (954) 924-6805, extension 3643.

Sincerely,



Marc LaFerrier, AICP
Community Development Division Director

CC: File

Lajoie, Corinne

From: Graham, Randy [Randy_Graham@sheriff.org]

Sent: Thursday, September 06, 2012 1:38 PM

To: Lajoie, Corinne

Subject: RE: daycare expansion

I just back from 3 weeks vacation so I'm not sure if this is to late or not. The parking or crossing in the street is a real safety concern for me on this.

From: Lajoie, Corinne [mailto:cchurch@cl.danla-beach.fl.us]

Sent: Thursday, August 16, 2012 12:51 PM

To: Navarro, Ronnie; Graham, Randy; 'Randy_Graham_@sheriff.org'

Subject: daycare expansion

Importance: High

The Learn and Smile daycare on Griffin Road, just west of the Hess gas station, is wanting to expand to the property to the north (shown below in read). I have concerns as they day care only has 6 parking spaces and it appears the majority of the parking occurs in the swale along SW 42 Terrace, as you can see in the aerial below.

The Zoning Code allows them to utilize an shared parking agreement with a neighboring property, which the applicant is currently trying to pursue, but I am not totally comfortable with that either, as it will require parents and children to cross SW 42 Terrace to gain access to the day care.

Please provide your comments on this matter ASAP as I have to get my staff report to the City Manager tomorrow.
Thanks.



Corinne Lajoie, AICP, LEED Green Associate



Lajoie, Corinne

From: Bell, Connie [Connie_Bell@sheriff.org]
Sent: Friday, August 17, 2012 11:01 AM
To: Lajoie, Corinne
Subject: RE: daycare expansion

Good Morning Corinne, as per our conversation, the parking situation at the Learn and Smile day care center is horrendous. The parents of the students have no safe parking solution when dropping off or picking up there children dally.

Detective Connie Y. Bell
**Crime Prevention Unit
Broward Sheriff Office
Dania Beach, Florida
(954) 518-0159**



Public in Service with Integrity

Connie_Bell@sheriff.org

Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

From: Lajoie, Corinne [mailto:cchurch@cl.dania-beach.fl.us]
Sent: Friday, August 17, 2012 10:48 AM
To: Bell, Connie
Subject: FW: daycare expansion
Importance: High

Hello, as I mentioned in the voice mail message I left for you, I need your recommendation regarding traffic circulation and parking on this site.

8/17/2012



City of Dania Beach

Department of Public Services

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) 923-1109 (Fax)

MEMORANDUM

TO: Marc LaFerrier, AICP
Community Development Director

FROM: Ronnie S. Navarro, P.E.,
City Engineer

DATE: October 3, 2012

SUBJECT: Proposed Learn and Smile Expansion



Based on the above picture, the existing facility is in dire need of adequate parking. Available parking on site is not adequate to meet current demand. Parking on the swale and allowing children to walk alongside the travelway is dangerous and unsafe for both pedestrians and motorists and should therefore be discouraged.

Public Services Department has no objection with the planned expansion as long as parking concerns are adequately addressed. Off-street parking facilities should meet present and future requirements as mandated by the City's code of ordinances.

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 24" X 26", all others can be 11" X 17"
Completed application. All required exhibits must be collated in individual sets. Full sized plans submitted shall be signed and sealed by an architect registered in the State of Florida, and other appropriate design professionals, at least 2 is required. The applicant of record or their authorized legal agent shall present projects to the pertinent board.	6	6	10	2 plus one digital copy
Criteria Statement – a written statement identifying how the request is consistent with all of the applicable criteria found in the Zoning Code, for the applicable action indicated below: ☐ Sign variance ☐ Variance ☐ Special Exception ☐ Design Review ☐ Rezoning ☐ Appeal of an Administrative Decision	2	10		2 plus one digital copy
Survey - at least one must be signed, sealed, dated & drawn to scale. Must identify width of all adjacent right-of-way, existing natural features, topography, vegetation, existing paving, existing structures, water bodies, easements and encumbrances in surveyor's notes and in sketch. The full legal description, including section, township & range.	6	6	10	2 plus one digital copy
Building elevation	6			
Conceptual Civil Plans	6	6	10	2 plus one digital copy
Conceptual Floor Plans	6			
Copy of Plat , if applicable	6	6	10	2 plus one digital copy
New Plats – ☐ Total site area ☐ Total number of units and type of units	6	6	10	2 plus one digital copy
Appraisal – (if applicable) no more than 60 days old.				
Supporting documentation (if applicable) verifying the age of the structure, which is obtainable through city archives, the County Property Appraisers Office, or other.				

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"
Signage – must include <u>ALL</u> of the following for all existing and proposed signage: ☐ Location ☐ Materials ☐ Dimensions ☐ Methods of illumination ☐ Method of attachment If specific signs are not proposed for the project, the applicant must present a sign program which will address all future signs on the site.	2	10	2 plus one digital copy	
Fire Department – ☐ Show location of fire lanes on site plan. ☐ Identify width of fire access roads and type of drive surface. ☐ Show all turning radii, not to be less than 38' inside and 50' outside for truck access. ☐ Civil plans with fire main size and location, as well as hydrants.	6	10	2 plus one digital copy	
Public Services – ☐ Perimeter utility easement to be shown on the drawings existing utilities (Please contact Public Services Department regarding minimum easement width). ☐ Show all road rights-of-way with dimensions clearly marked. ☐ An application for final site plan approval which abuts a State Road shall be accompanied by a valid Pre-Application approval letter from the FDOT. ☐ Provider of water & sanitary facilities. Utility agreement for water and sewer line extension, if applicable.	6	10	2 plus one digital copy	
Civil Plans – ☐ Show all property boundaries with linear bearings & distances, curve boundary information and the building setbacks. ☐ Show all water lines, sanitary water lines, services, cleanouts, valves, hydrants w/ 100', water meter vaults, backflow preventers, storm sewer systems, catch basins, headwalls, junction boxes, other structures, ditches and swales. ☐ Show & label all easements, both public and private, w/location & width. Define all easements by centerline bearings, distances & ties to property corners or page book & deed reference.	6	10	2 plus one digital copy	

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"
Dimensioned Site Plan —The Site Plan must including ALL the following information: ☐ Location of existing and proposed structures, including floor plans, use & height ☐ Location of streets & waterways ☐ Grades or contours ☐ Location & character of all facilities for waste disposal ☐ Setbacks from all structures to property lines ☐ Location of all signs and light fixtures ☐ Detail of all paving and striping, including curb cuts, driveways, parking and loading areas ☐ Location, height, detail and general character of walls, fences and dumpsters ☐ Any lines of jurisdiction, such as: bulkhead line, Erosion Control line, easements and Coastal Construction Control Line ☐ Tabulation of the number of dwelling units, office/retail area ☐ Square footage of building area (existing and proposed) ☐ Parking calculation Location map shall be provide on the Site Plan.	6	6	10	2 plus one digital copy
Dimensioned Landscape Plan – The Landscape Plan must include: ☐ Location, size and species of all existing and proposed plant material ☐ Location of all walls, fences, decks, patios, walkways and site features, <u>existing trees to be removal or relocation</u> ☐ Must provide irrigation plans showing 100% irrigation will be provided, as per code. ☐ Must show location of all utility poles and power lines IN RED on plans. Lighting Plan – must include: ☐ All exterior lighting on the structure and throughout the site, particularly at building entrance and property lines. ☐ Manufacture's cut sheet or design details of all fixtures. ☐ Foot Candle levels AT PROPERTY LINE (not to exceed .5 at property line).	6	6	10	2 plus one digital copy
		6	10	2 plus one digital copy

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST Dimensioned Architectural Elevations – The Site Plan must include <u>ALL</u> of the following: ☐ Elevations of all sides of building ☐ Textures ☐ Materials ☐ Colors ☐ Window design ☐ Ornamental architectural elements ☐ Overall height as well as mean roof height and vertical height of any port-cochere or drive through canopies. ☐ Orientation of the elevation shall be noted as a compass direction and not "front, rear, side" ☐ Hurricane protection method: ☐ Shutters: provide plans and product information sheets ☐ Impact resistant windows: Identify on elevation ☐ One elevation shall be submitted showing the height & massing of surrounding structures. Paving, Grading & Drainage Plan – ☐ Provide preliminary grading plan. ☐ Provide preliminary storm drainage layout plan, which shows basic drainage locations with indicative pipe & structures sizes. Locations of all drainage features & retention areas, if any. ☐ Provide preliminary storm drainage easement size & locations. ☐ Provide typical sections for proposed surface drainage (ditches, swales, retention/detention areas, etc.) ☐ Provide finished floor elevations for all structures. Projected daily water demand for the project	# rec'd; must be 24" X 36" in size 6	# rec'd; must be 24" X 36" in size 6	# req'd; must provide at least 24" X 26", all others can be 11" X 17" 10	# req'd; must provide at least 24" X 26", all others can be 11" X 17" 10
Dimensioned floor plan-including use of all existing and proposed interior spaces. Traffic Study – ☐ illustrating peak time & traffic flow ☐ number of trips on primary roadways ☐ secondary roadways.	3	6	10	2 plus one digital copy

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"
Utilities Plan – ☐ Existing & proposed fire hydrant locations, fire lanes & fire dept. connection. ☐ Designate the location of all proposed connection to water & sewer mains. ☐ Show all water & sewer easements. ☐ Show all valves, manholes, sewer cleanouts, hydrants, meters & sizes. ☐ Fire Marshal Show all backflow prevention devices. ☐ All food service dumpsters & compactors are required to have drains to a sanitary sewer.	6	10	2 plus one digital copy	
Vacation request – must include a letter of recommendation each from the following: ☐ Broward Sheriff's Office ☐ Fire Marshal ☐ Public Services ☐ Any other utilities, including but not limited to FPL, BellSo., Cable, etc.	2	10	2 plus one digital copy	
Roof Plan – showing detail of structures and location of mechanical equipment.	6	6		
Color drawings or photograph of rendering of all elevations of structures	2	10	2 plus one digital copy	
Fabric and paint swatches. The swatches shall be retained in the City's file.		10	2 plus one digital copy	
CD zip file containing elevations, floor plan, and color elevation saved in jpeg or AutoCad format.		1		
Extended Hours License for Alcoholic Beverage Establishments ☐ Copy of establishments menu ☐ Copy of current city and county occupational license ☐ Proof of participation of the Responsible Vendor Program ☐ Copy of the current liquor license		10	2 plus one digital copy	
Updated 6/1/12				

ORDINANCE NO. 2012-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY BATIA DAYAN ON BEHALF OF 4760 LLC, FOR A REZONING AND FLEX ALLOCATION FOR PROPERTY LOCATED AT 4760 SW 42 TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, FOR PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A"; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL (RS-6000) TO COMMERCIAL (C-2) AND ASSIGNING A COMMERCIAL LAND USE DESIGNATION, SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the local planning agency, has reviewed this Ordinance; and

WHEREAS, the City Commission has considered this Ordinance at a duly noticed public hearing according to law;

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

Section 1. That the rezoning request (RZ-31-12) filed by Batia Dayan, representing 4760 LLC, for property located at 4760 SW 42 Terrace in Dania Beach, is granted, and the property is rezoned from the Residential (RS-6000) zoning classification to the Commercial (C-2) zoning classification. Copies of the legal description for the property located at 4760 SW 42 Terrace is attached as Exhibit "A", and the rezoning request is attached as Exhibit "B", respectively, both of which are made a part of and incorporated into this Ordinance by this reference.

Section 2. That the Assignment of Flex (AF-32-12) filed by Batia Dayan, representing 4760 LLC, for the property is also granted, and the property land use designation is changed from Low (5) Residential to Commercial; a copy of the Assignment of Flex is attached as Exhibit "C", and it is made a part of and incorporated into this Ordinance by this reference.

Section 3. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 5. That this Ordinance shall be effective immediately upon its passage and adoption.

PASSED on first reading on November 27, 2012.

PASSED AND ADOPTED on second reading on January 8, 2013.

ATTEST:

Louise Stilson

LOUISE STILSON, CMC
CITY CLERK

Walter B. Duke III

WALTER B. DUKE III
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbrosio

THOMAS J. ANSBRO
CITY ATTORNEY



“Exhibit A”

LEGAL DESCRIPTION:

THE NORTH 66 FEET OF THE WEST 65 FEET OF THE EAST 315 FEET OF THE SOUTH 241 FEET OF THE SOUTH ½ TRACK 32 OF NEWMAN'S SURVEY IN SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, ACCORDING TO THE PLAT 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Batia Dayan

4760 SW 42 Terrace

Dania, FL 33314

To: City of Dania Beach

From: Batia Dayan

RE: ARTICLE 645. REZONING 4760 SW 42 Terrace , Dania, FL 33314

To whom it may concern,

I am requesting to change the zoning of 4760 SW Terrace, Dania, FL 33314 from residential to commercial C-2. **The following property is the only residential lot on a Commercial block and is separated by a main street by all residential properties. The change of zoning from Residential to Commercial will result in the proper zoning of the property and will conclude in the entire block being Commercial.**

The current zoning of the property is residential, holding the property back from gaining full potential which will increase the overall value and revenue to the city.

Sincerely,

Batia Dayan

Batia Dayan

4233 Griffin Road

Dania, FL 33314

To: City of Dania Beach

From: Batia Dayan

RE: **ARTICLE 645. REZONING** **4760 SW 42 Terrace , Dania, FL 33314**

Sec. 645-40. Review criteria; City commission action.

A. Application for a rezoning shall be reviewed in accordance with the following criteria:

(1) The request is consistent with the city's comprehensive plan;

It is not consistent. The comprehensive plan is residential which cuts across existing commercial development. The entire block is commercial

(2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission;

There are no current plans for this area. However, the west side master plan envisions a widening of the commercial property along Griffin Road.

(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 district;

a. The request furthers the city's adopted community Redevelopment Plan,

a. Not applicable

b. An error or ambiguity must be corrected;

b. The following property is the only residential lot on a Commercial block and is separated by a main street by all residential properties.

c. that there exists changed or changing conditions which make approval of the request appropriated;

c. The change of zoning from Residential to Commercial will result in the proper zoning of the property and will conclude in the entire block being Commercial.

d. that substantial reasons exist why the property cannot be used in accordance with the existing zoning;

d. The current zoning of the property is residential, holding the property back from gaining full potential which will increase the overall value and revenue to the city.

e. that the rezoning is appropriate for the orderly development of the city and is compatible with existing adjacent land use, and planned adjacent land uses

The land is situated on a corner and is separated by a main road from all residential housing.

It is the only residential property on a commercial C-2 block.



City of Dania Beach

Department of Public Services

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) 923-1109 (Fax)

MEMORANDUM

TO: Marc LaFerrier, AICP
Community Development Director

FROM: Ronnie S. Navarro, P.E.,
City Engineer

DATE: October 3, 2012

SUBJECT: Proposed Learn and Smile Expansion



Based on the above picture, the existing facility is in dire need of adequate parking. Available parking on site is not adequate to meet current demand. Parking on the swale and allowing children to walk alongside the travelway is dangerous and unsafe for both pedestrians and motorists and should therefore be discouraged.

Public Services Department has no objection with the planned expansion as long as parking concerns are adequately addressed. Off-street parking facilities should meet present and future requirements as mandated by the City's code of ordinances.

This Document Prepared By and Return to:
Bernard Feldman
Hollywood Title Services LLC
5650 Stirling Road
Hollywood Florida 33021
954-929-9990

Parcel ID Number: 504125010622

Warranty Deed

This Indenture, Made this 28th day of February, 2012 A.D., Between
US IL 043 LLC, a Florida limited liability company

of the County of Broward, State of Florida, grantor, and
4760 LLC, a Florida limited liability company

whose address is: 4760 SW 42nd Terrace, Dania Fl 33314

of the County of _____, State of ania Fl, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit:

The North 66 feet of the West 65 feet of the East 315 feet of the South 241 feet of the South 1/2 of tract 32 of Newman's Survey in Section 25, Township 50 South, Range 41 East, according to the Plat
(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

US IL 043 LLC, a Florida limited liability company

Printed Name: Bernard Feldman
Witness

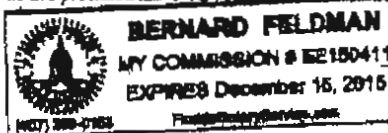
By: Charles C. Bitton (Seal)
Charles C. Bitton, Manager
P.O. Address: 4841 Pembroke Road, Hollywood, FL 33021

Printed Name: Danna Bitton
Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2012 by
Charles C. Bitton, Manager of US IL 043 LLC, a Florida limited liability company

he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: _____
Notary Public

My Commission Expires: _____

Warranty Deed - Page 2

Parcel ID Number: 504125010622

thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Broward County, Florida, all lying and being in Broward County, Florida.

4760 SW 42nd Terrace, Davie, Florida 33314



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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 12/16/16
Site Plan Application #: SP-65-16
Name of Project/Development: Batin Dagan Tutoring Center
Address of Project/Development: 4760 SW 42nd Terrace Dania Beach FL 33014
Owner/Agent: Frederick Bloetschen / Batin Dagan owner
Design Professional of Record: Frederick Bloetschen
Water Purveyor: Broward County
Water Purveyor Address: 2555 Copans Rd Pompano Beach FL 33069

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is III in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 375 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code (Attach signed and sealed document).

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

Signature - Owner/Agent/Occupant:

Date

12/16/16

Signature - Design Professional of Record

Date

12/16/16



FILE COPY



11-14-16

BOARD OF COUNTY COMMISSIONERS
WATER AND WASTEWATER SERVICES (WWS)
2666 W. COPANS RD., BLDG. 1
POMPANO BEACH FL 33069
(954) 831-3260 FAX (954) 831-0789

FIRE HYDRANT PRESSURE & FLOW TEST APPLICATION

Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment. Please include a map or sketch illustrating the location of the testing area or hydrants to be tested.



(1) APPLICATION FOR:

- ☒ 24-Hour Pressure Test with Chart Reading.....\$150.00
- ☐ Pressure and Flow Test including 24 hour chart recording.....\$200.00
- ☐ Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Fred Bloetscher
Contact Person

(3) COMPANY NAME: PUMPS Inc

(4) MAILING ADDRESS: PO Box 221920 Hollywood FL
Number, Street, City, State and Zip Code

(5) LOCATION ADDRESS: 4760 SW 42nd Ter Pompano Beach FL 33064
Number, Street, City, and Zip Code

(6) PHONE NO: 772-253-2423 FAX NO: 954-581-5076

(7) E-MAIL ADDRESS: h2o_mom@bellsouth.net

(8) SIGNATURE: [Signature] DATE: 11/24/16

Allow a maximum of ten (10) working days to be notified of results of test(s).
Customer is contacted by phone.

APPLICATION PACKAGE CAN BE SUBMITTED BY:

Mail: Broward County WWS
PO Box 669300
Pompano Beach, FL 33066-9300

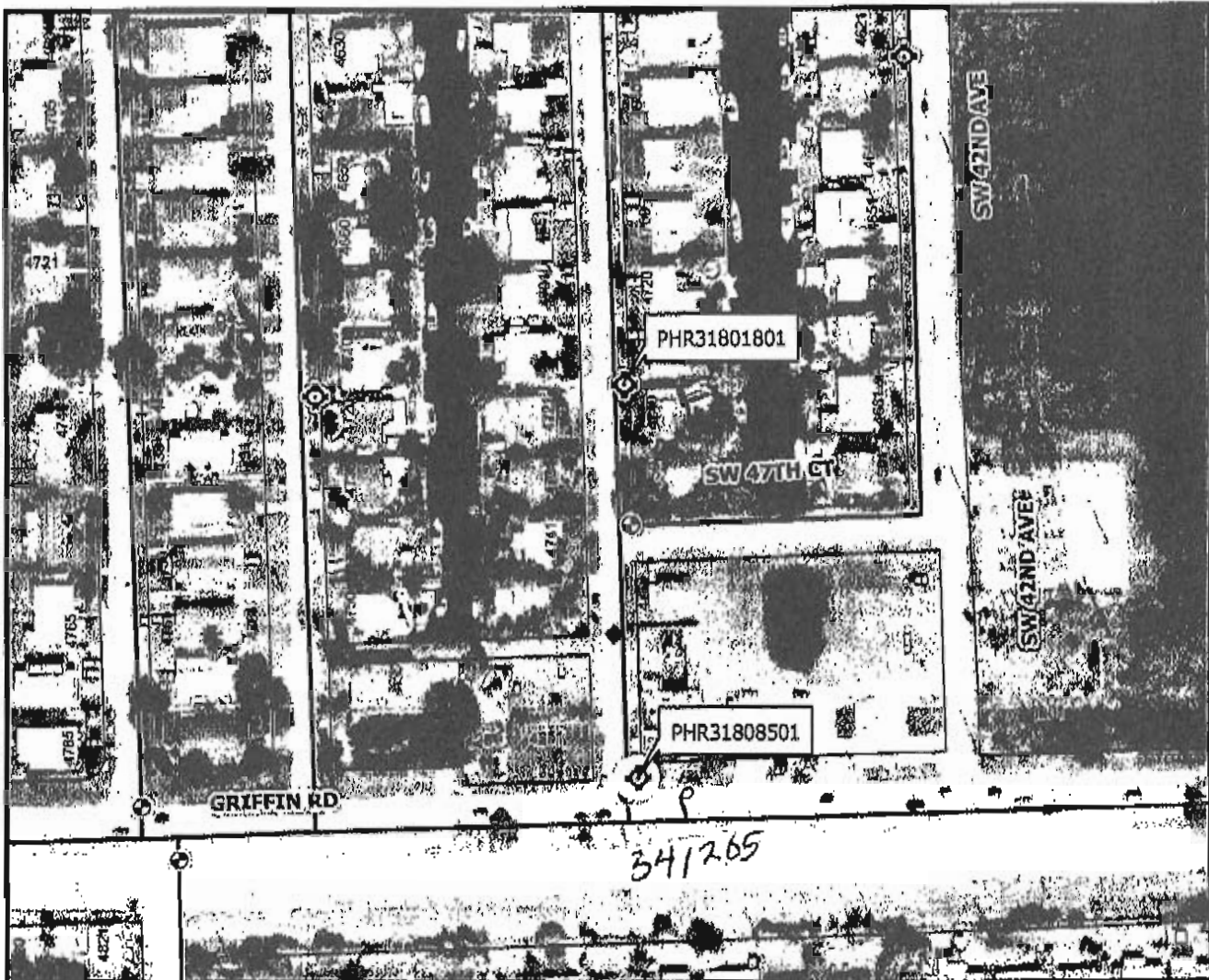
In Person: Broward County WWS
Customer Service Office
2666 W. Copans Rd., Bldg. 1
Pompano Beach, FL 33069

MAKE CHECKS PAYABLE TO: Broward County WWS

RCV'D BY: [Signature]
DATE RECEIVED

NOV 02 2016

CHECK #: 2315
AMOUNT: \$ 150.00



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31808501
Anti-Terrorist Valve	Not Known
District	PHRD3A
UAZ	318
Location	4233 SW 42 Ter
Cross Street	Griffin Rd
City	Dania Beach
Zip Code	33314
State Plane Northing	629,391
State Plane Easting	917,853
X/Y Source	Survey
Year Installed	1963
Operational Status	Operational
Comments	



Data Date: 10-21-2010 at 15:22:44
 BCWWS Facilities GIS Information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1" = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.

PUMPS INC
 4780 SW 42 TERRACE
 WO -773621

Approx. Scale: 1 inch = 200 feet



One Inch At Original Size

917824:629684



Public Works Department
WATER AND WASTEWATER SERVICES
2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 11/21/2016

WORK ORDER: 773621

CUSTOMER NAME: PUMPS INC

PHONE # 239-250-2423 FAX# 954-581-5076

LOCATION: 4233 SW 42 TER Dania Beach FL33314

HYDRANT #1: PHR31808501 LOGGER SN# 341205

HYDRANT #2: PHR31801801 LOGGER SN# 341202

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	11/21/2016	10:05:25 AM	75.71 PSI
RESIDUAL	11/21/2016	10:12:15 AM	71.13 PSI

HYDRANT # 2	DATE	TIME	
FLOW	11/21/2016	10:12:15 AM	1,028.0 GPM
PRESSURE	11/21/2016	10:12:15 AM	71.13 PSI

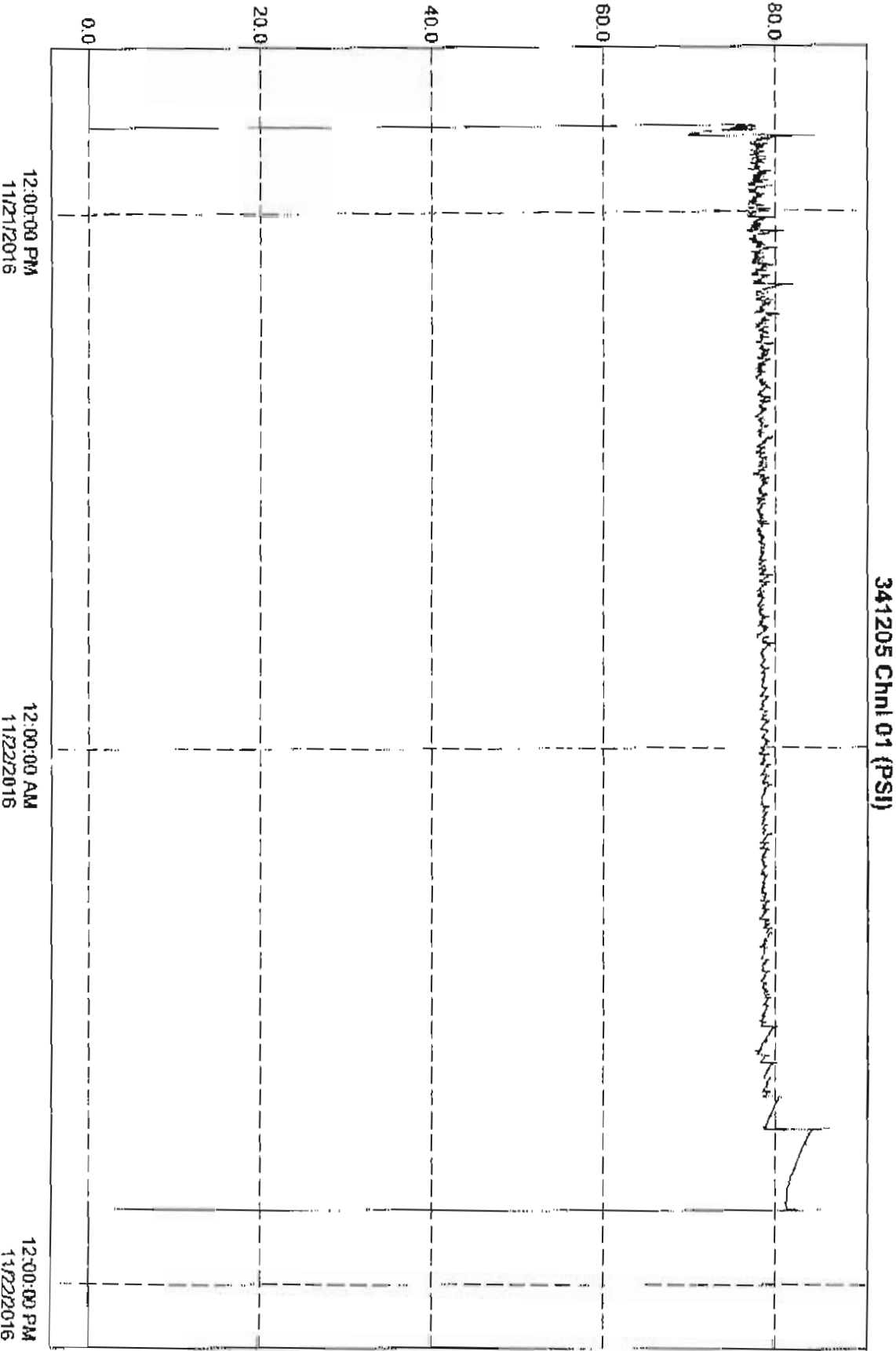
Flow calculated with a discharge coefficient of .90

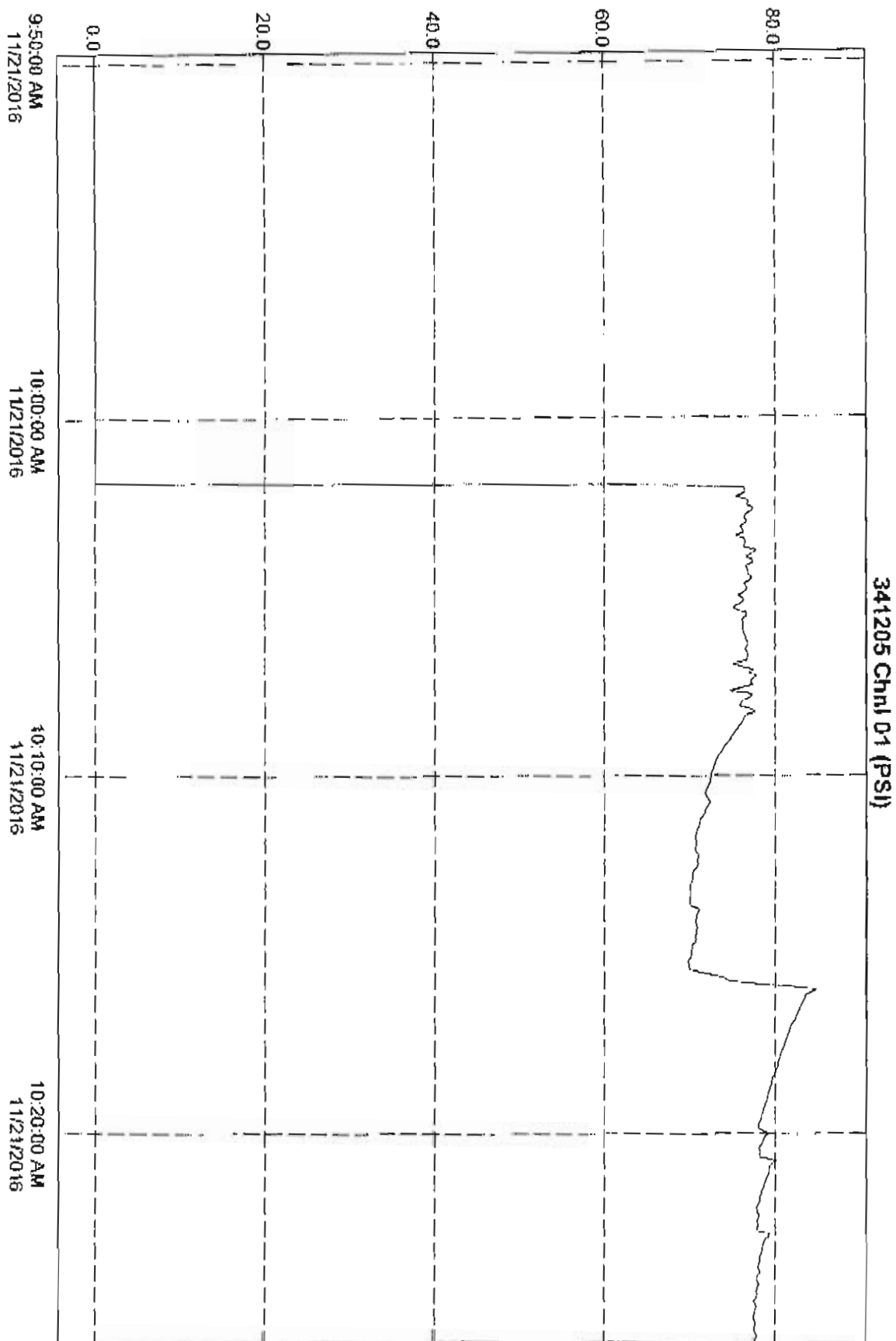
EQUIPMENT USED:

TELOGER model HPR-31 SN# 341205

TELOGER model HPR-31 SN# 341202

POLLARD DIFFUSER 2.5 in





Telogers for Windows 4.05 Build: 640 printed this table on 11/22/2016 1:54:27 PM

Page 1

Channel Plot 1:

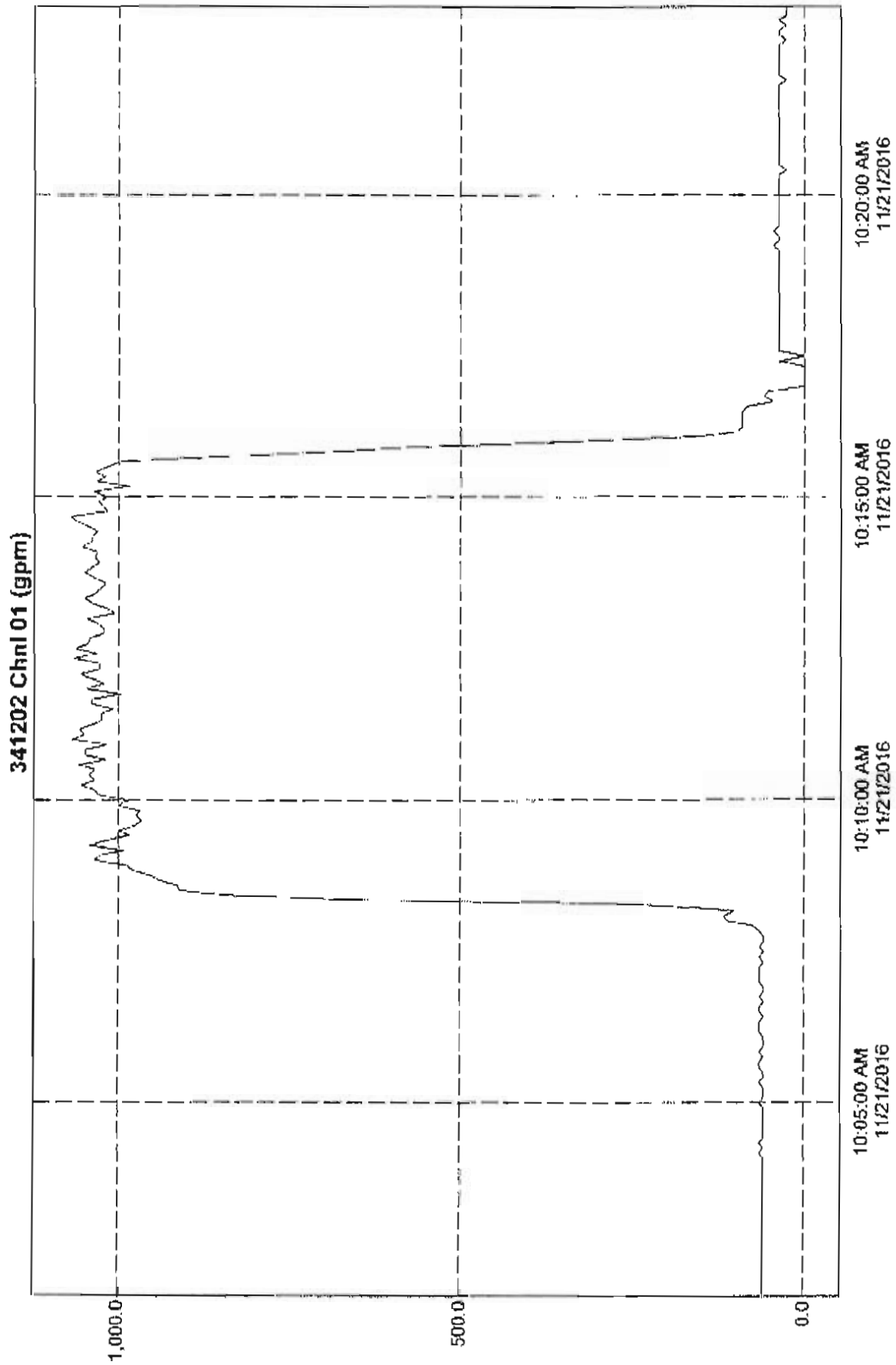
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1288	11/21/2016 10:04:00 AM	77.30891
1289	11/21/2016 10:04:05 AM	77.42126
1290	11/21/2016 10:04:10 AM	76.52259
1291	11/21/2016 10:04:15 AM	76.74725
1292	11/21/2016 10:04:20 AM	76.80342
1293	11/21/2016 10:04:25 AM	76.80342
1294	11/21/2016 10:04:30 AM	77.30891
1295	11/21/2016 10:04:35 AM	76.94383
1296	11/21/2016 10:04:40 AM	76.32601
1297	11/21/2016 10:04:45 AM	76.663
1298	11/21/2016 10:04:50 AM	76.74725
1299	11/21/2016 10:04:55 AM	76.24176
1300	11/21/2016 10:05:00 AM	76.62303
1301	11/21/2016 10:05:05 AM	76.26984
1302	11/21/2016 10:05:10 AM	76.32601
1303	11/21/2016 10:05:15 AM	76.56776
1304	11/21/2016 10:05:20 AM	76.11844
1305	11/21/2016 10:05:25 AM	75.70818
1306	11/21/2016 10:05:30 AM	76.71917
1307	11/21/2016 10:05:35 AM	76.663
1308	11/21/2016 10:05:40 AM	76.10134
1309	11/21/2016 10:05:45 AM	76.26984
1310	11/21/2016 10:05:50 AM	76.15751
1311	11/21/2016 10:05:55 AM	76.21368
1312	11/21/2016 10:06:00 AM	76.24176
1313	11/21/2016 10:06:05 AM	76.43834
1314	11/21/2016 10:06:10 AM	76.57876
1315	11/21/2016 10:06:15 AM	76.63492
1316	11/21/2016 10:06:20 AM	76.80342
1317	11/21/2016 10:06:25 AM	76.71917
1318	11/21/2016 10:06:30 AM	76.46642
1319	11/21/2016 10:06:35 AM	76.74725
1320	11/21/2016 10:06:40 AM	76.6319
1321	11/21/2016 10:06:45 AM	76.77634
1322	11/21/2016 10:06:50 AM	76.60683
1323	11/21/2016 10:06:55 AM	74.97802
1324	11/21/2016 10:07:00 AM	76.12943

Telogers for Windows 4.05 Build: 840 printed this table on 11/22/2016 1:53:28 PM

Page 1

Channel Plot 1:

	Time	341205 Chnl 01 Avg
1369	11/21/2016 10:10:45 AM	72.42247
1370	11/21/2016 10:10:50 AM	72.16972
1371	11/21/2016 10:10:55 AM	71.94505
1372	11/21/2016 10:11:00 AM	71.83273
1373	11/21/2016 10:11:05 AM	71.77656
1374	11/21/2016 10:11:10 AM	71.52381
1375	11/21/2016 10:11:15 AM	71.18681
1376	11/21/2016 10:11:20 AM	71.24298
1377	11/21/2016 10:11:25 AM	71.15873
1378	11/21/2016 10:11:30 AM	70.90598
1379	11/21/2016 10:11:35 AM	70.82173
1380	11/21/2016 10:11:40 AM	70.76557
1381	11/21/2016 10:11:45 AM	70.7094
1382	11/21/2016 10:11:50 AM	70.7094
1383	11/21/2016 10:11:55 AM	70.84982
1384	11/21/2016 10:12:00 AM	70.73749
1385	11/21/2016 10:12:05 AM	70.59707
1386	11/21/2016 10:12:10 AM	70.73749
1387	11/21/2016 10:12:15 AM	71.13065
1388	11/21/2016 10:12:20 AM	70.96215
1389	11/21/2016 10:12:25 AM	70.84982
1390	11/21/2016 10:12:30 AM	70.99023
1391	11/21/2016 10:12:35 AM	70.90598
1392	11/21/2016 10:12:40 AM	70.51282
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1394	11/21/2016 10:12:50 AM	70.40048
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1396	11/21/2016 10:13:00 AM	70.23199
1397	11/21/2016 10:13:05 AM	70.11966
1398	11/21/2016 10:13:10 AM	70.03541
1399	11/21/2016 10:13:15 AM	70.11966
1400	11/21/2016 10:13:20 AM	70.14774
1401	11/21/2016 10:13:25 AM	70.03541
1402	11/21/2016 10:13:30 AM	70.00732
1403	11/21/2016 10:13:35 AM	70.03541
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1405	11/21/2016 10:13:45 AM	71.15873



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Page 1

Channel Plot 1:

	Time	341202 Chnl 01 Flow Rate	341202 Chnl 01 Flow Total
1379	11/21/2016 10:10:50 AM	1,048.5	6,192.4
1380	11/21/2016 10:10:55 AM	1,016.9	6,277.1
1381	11/21/2016 10:11:00 AM	1,057.4	6,366.1
1382	11/21/2016 10:11:05 AM	1,049.8	6,453.6
1383	11/21/2016 10:11:10 AM	1,068.7	6,541.6
1384	11/21/2016 10:11:15 AM	1,037.0	6,628.0
1385	11/21/2016 10:11:20 AM	1,024.0	6,713.4
1386	11/21/2016 10:11:25 AM	1,026.0	6,798.9
1387	11/21/2016 10:11:30 AM	1,007.7	6,882.8
1388	11/21/2016 10:11:35 AM	1,039.3	6,999.4
1389	11/21/2016 10:11:40 AM	1,039.0	7,056.0
1390	11/21/2016 10:11:45 AM	996.7	7,139.1
1391	11/21/2016 10:11:50 AM	1,046.5	7,226.3
1392	11/21/2016 10:11:55 AM	1,021.6	7,311.4
1393	11/21/2016 10:12:00 AM	1,040.6	7,398.1
1394	11/21/2016 10:12:05 AM	1,055.0	7,488.1
1395	11/21/2016 10:12:10 AM	1,027.0	7,571.6
1396	11/21/2016 10:12:15 AM	1,028.0	7,657.3
1397	11/21/2016 10:12:20 AM	1,064.5	7,746.0
1398	11/21/2016 10:12:25 AM	1,031.0	7,831.9
1399	11/21/2016 10:12:30 AM	1,061.9	7,920.4
1400	11/21/2016 10:12:35 AM	1,046.6	8,007.8
1401	11/21/2016 10:12:40 AM	1,041.9	8,094.4
1402	11/21/2016 10:12:45 AM	1,021.9	8,179.5
1403	11/21/2016 10:12:50 AM	1,020.6	8,264.6
1404	11/21/2016 10:12:55 AM	1,030.7	8,350.5
1405	11/21/2016 10:13:00 AM	1,046.2	8,437.7
1406	11/21/2016 10:13:05 AM	1,005.7	8,521.5
1407	11/21/2016 10:13:10 AM	1,016.5	8,608.2
1408	11/21/2016 10:13:15 AM	1,037.3	8,692.6
1409	11/21/2016 10:13:20 AM	1,049.2	8,780.1
1410	11/21/2016 10:13:25 AM	1,034.0	8,868.2
1411	11/21/2016 10:13:30 AM	1,026.0	8,951.7
1412	11/21/2016 10:13:35 AM	1,018.2	9,036.6
1413	11/21/2016 10:13:40 AM	1,034.0	9,122.7
1414	11/21/2016 10:13:45 AM	1,049.5	9,210.2
1415	11/21/2016 10:13:50 AM	1,039.6	9,296.8



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31808501
Anti-Terrorist Valve	Not Known
District	PHRD3A
UAZ	318
Location	4233 SW 42 Ter
Cross Street	Griffin Rd
City	Dania Beach
Zip Code	33314
State Plane Northing	629,391
State Plane Easting	917,853
X/Y Source	Survey
Year Installed	1963
Operational Status	Operational
Comments	



PUMPS INC
4760 SW 42 TERRACE
WO -773621

Approx. Scale: 1 inch = 200 feet

Data Date: 10-21-2018 at 16:22:44
BCWWS Facilities GIS Information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1IN = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



[One Inch At Original Size]

917824-629684

ISO GUIDE FOR DETERMINATION OF NEEDED FIRE FLOW

To estimate the amount of water needed to fight a fire in an individual, nonsprinklered building, ISO uses the formula:

$$NFF = (Ci)(Oi)[(1.0+(X+P)i]$$

where NFFi = the needed fire flow in gallons per minute (gpm)

Ci = a factor related to the type of construction

Oi = a factor related to the type of occupancy

X = a factor related to the exposure buildings

P = a factor related to the communication between buildings

$$Ci = 18F (Ai)^{0.5}$$

Where: F = coefficient related to the class of construction

F = 1.5 for Construction Class 1 (wood frame construction)

= 1.0 for Construction Class 2 (joisted masonry construction)

= 0.8 for Construction Class 3 (noncombustible construction and Construction Class 4 (masonry noncombustible construction)

= 0.6 for Construction Class 5 (modified fire-resistive construction) and Construction Class 6 (fire-resistive construction)

Ai = effective area Appendix A provides Ci for a range of construction classes (F) and effective areas (Ai).

$$Ci = 18 (0.8) 1152^{0.5} = 488.75 = 500 \text{ gpm per code.}$$

Occupancy Combustibility Class Occupancy Factor (Oi)

Where C-1 (Noncombustible) 0.75

C-2 (Limited-combustible) 0.85

C-3 (Combustible) 1.00

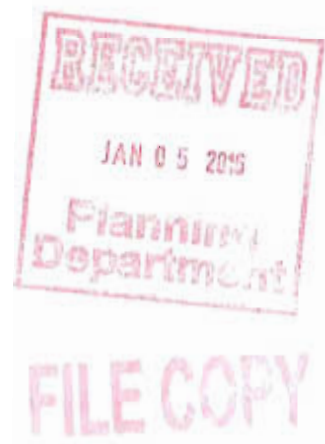
C-4 (Free-burning) 1.15

C-5 (Rapid burning) 1.25

$$Oi = 0.75$$

Occupancy Type = C2 education

Exposure and Communication Factor (Xi + Pi)



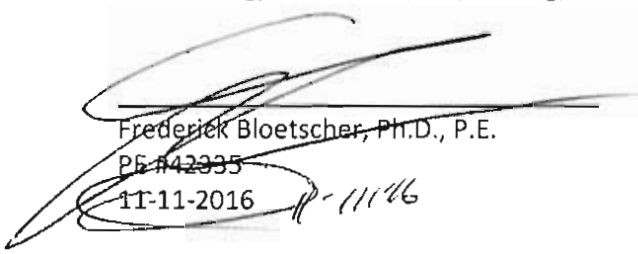
The factor for X depends upon the construction and length-height value (length of wall in feet, times height in stories). When the height of the facing wall of the exposure building is the same or lower than the height of the facing wall of the subject building, $X_i = 0$.

Building is 100+ ft away and same height. Hence $X_i = 0$.

The factor for P depends upon the protection for communicating party-wall openings and the length and construction of communications between fire divisions. Table 330.B of the FSRs gives the factors. For over 50 feet, $P_i = 0$.

$$NFF = (C_i)(O_i)[(1.0 + (X + P)_i)]$$

$NFF = 500 \text{ gpm} * 0.75 * (1 + 0) = 375 \text{ gpm}$, which is available in the fire hydrant nearest to the site.



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

PE #42335

11-11-2016



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 Parking to suite
- ☐ Other: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: SP-65-16

JUN 30 2016
Planning
Department

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

Location Address: 4760 SW 42nd Terrace Dania Beach, FL 33314

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

Recorded Plat Name: _____

Folio Number(s): 5041-25-01-0622 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BATIA DAYAN

Address of Applicant: 4233 Griffin Rd Dania Beach FL 33314

Business Telephone: 954 792 8211 Home: _____ Fax: _____

E-mail address: learnandsmile@yahoo.com

Name of Property Owner: 4760 LLC

Address of Property Owner: 4233 Griffin Rd Dania Beach FL 33314

Business Telephone: 954 792 8211 Home: _____ Fax: _____

Explanation of Request: Site Plan for tutoring center w/ surface parking
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: 0.1 Prop. Square Footage: 4400

Existing Use: VACANT BLDG Zoned Proposed Use: Tutoring center

C-2

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Batia Dayan (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 JUNE DAY OF 30, 2016

By:

Miriam Cohen

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary  Commission # FF866330
Expires: March 1, 2020
Bonded thru Aaron Notary

(Signature of Notary Public – State of Florida)

Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



Site Address	4760 SW 42 TERRACE, DANIA BEACH	ID #	5041 25 01 0622
Property Owner	4760 LLC	Millage	0413
Mailing Address	4760 SW 42 TER DANIA BEACH FL 33314	Use	01
Abbreviated Legal Description	NEWMANS SURVEY 2-26 D 25-50-41 N 66 OF W 65 OF E 315 OF S 241 OF S1/2 OF TR 32		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$15,020	\$89,950	\$104,970	\$104,970	
2016	\$15,020	\$89,950	\$104,970	\$104,970	\$2,664.43
2015	\$15,020	\$89,950	\$104,970	\$100,210	\$2,637.76

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$104,970	\$104,970	\$104,970	\$104,970
Portability	0	0	0	0
Assessed/SOH	\$104,970	\$104,970	\$104,970	\$104,970
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$104,970	\$104,970	\$104,970	\$104,970

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/28/2012	WD-Q	\$92,500	48600 / 259	\$3.50	4,290	SF
10/3/2011	WD-Q-SS	\$67,000	48227 / 1366			
9/30/2011	DRR-T	\$100	48227 / 1365			
7/20/2000	WD	\$14,286	30988 / 719			
2/14/2000	WD	\$83,500	30270 / 1216			
				Adj. Bldg. S.F. (Card, Sketch)		1092
				Units/Beds/Baths		1/3/2.5

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

PAYMENT DATE
07/06/2016

COLLECTION STATION
City Hall Window 2

RECEIVED FROM
4760 LLC (BATIA DAYAN)

DESCRIPTION
4233 GRIFFIN ROAD DANIA BEACH, FL 33314

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

BATCH NO.
2016-10000873

RECEIPT NO.
2016-00041255

CASHIER
fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PLP	Appl Review - Exeptional/Large 4760 SW 42 TER, DANIA BEACH, FL 33314	\$5,500.00						
PSP	Appl Review - Standard 4760 SW 42 TER	\$2,000.00						
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Check</td><td>6614005478</td><td>\$7,500.00</td></tr></table>	Type	Detail	Amount	Check	6614005478	\$7,500.00	
Type	Detail	Amount						
Check	6614005478	\$7,500.00						
Total Amount:		\$7,500.00						

Customer Copy

RESOLUTION NO. 2017-025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-65-16) SUBMITTED BY THE APPLICANT, BATIA DAYAN, ON BEHALF OF THE PROPERTY OWNER 4760 LLC, FOR PROPERTY LOCATED AT 4760 SW 42 TERRACE 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, entitled “Site Plans”, states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Batia Dayan, on behalf of the owner, 4760 LLC, is requesting site plan approval to convert a residential building into a personal services building for property located at 4760 SW 42 Terrace; and

WHEREAS, the site plan was reviewed by the City Development Review Committee (DRC) and there are no outstanding staff comments; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-65-16) 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 Comprehensive Plan;

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

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

Section 2. That the Site Plan (SP-65-16) is approved consistent with the site plan provided on record.

Section 3. That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following condition: 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.

Section 4. Pursuant to Section 635.100 “Expiration of Site Plans” of the Land Development Code, the Site Plan (SP-65-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 5. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

The North 66 feet of the West 65 feet of the East 315 feet of the South 241 feet of the South 1/2 of tract 32 of Newman's Survey in Section 25, Township 50 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Broward County, Florida, all lying and being in Broward County, Florida.

BOUNDARY SURVEY

SCALE: 1" = 20'

LEGEND:

M	= MONUMENT LINE
NAVD	= NORTH AMERICAN VERTICAL DATUM
N/D	= NAIL & DISC
N.T.S.	= NOT TO SCALE
#-NO.	= NUMBER
O/S	= OFFSET
OH	= OVERHEAD
O.R.B.	= OFFICIAL RECORD BOOK
PL	= PLANTER
€	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVE
P.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POWER POLE
P.P.	= PERMANENT CONTROL POINT
P.B.	= PLAT BOOK
P.G.	= PAGE
P.W.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
(R)	= RECORDED DISTANCE
R.R.	= RAILROAD
R/W	= RIGHT-OF-WAY
R	= RADIUS
RGE.	= RANGE
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S.I.R.	= SET IRON ROD
T	= TANGENT
TWP.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
D	= INTERIOR ANGLE
€	= CENTERLINE
U.H.	= UTILITY HOUSE
P.P.	= AIR CONDITIONER PAD
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCH MARK
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
CONC.	= CONCRETE
DW.	= DRIVEWAY
DIST.	= DISTANCE
EL.	= ELEVATION
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.B.	= FIELD BOOK
F.F.	= FINISH FLOOR ELEVATION
FD.	= FOUND
U.C.	= UNDER CONSTRUCTION
FT.	= FEET
F.B.C.	= FOUND BLOCK CORNER
F.N.D.	= FOUND NAIL & DISC
F.D.H.	= FOUND DRILL HOLE
F.N.	= FOUND NAIL
GAR. EL.	= GARAGE ELEVATION
W.P.	= WOOD POLE
L.P.	= LIGHT POLE
L	= LENGTH
(M)	= MEASURED
MON.	= MONUMENT
O.H.W.	= OVERHEAD WIRE
(BB)	= BASIS OF BEARINGS
(MH)	= SANITARY SEWER MAN-HOLE
WV	= WATER VALVE
U.P.A.	= UTILITY POLE ANCHOR
W.F.	= WOOD FENCE
CH.F.	= CHAIN LINK FENCE
CONC.	= CONCRETE
EL.	= ELEVATION
C.B.S. WALL	= C.B.S. WALL
TILE	= TILE
ASPHALT	= ASPHALT
GRASS	= GRASS

I HEREBY CERTIFY: THAT THE BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED UNDER MY DIRECTION. IT IS ALSO MY PROFESSIONAL OPINION THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G-17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027 OF THE FLORIDA STATUTES.

THE SURVEY SHOWN HEREON IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FILE COPY

LEGAL DESCRIPTION:

THE NORTH 66 FEET OF THE WEST 65 FEET OF THE EAST 315 FEET OF THE SOUTH 241 FEET OF THE SOUTH 1/2 OF TRACT 32 OF NEWMAN'S SURVEY IN SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, ACCORDING TO THE PLAT 2, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

4760 SW 42ND TERRACE DANIA BEACH, FL 33314

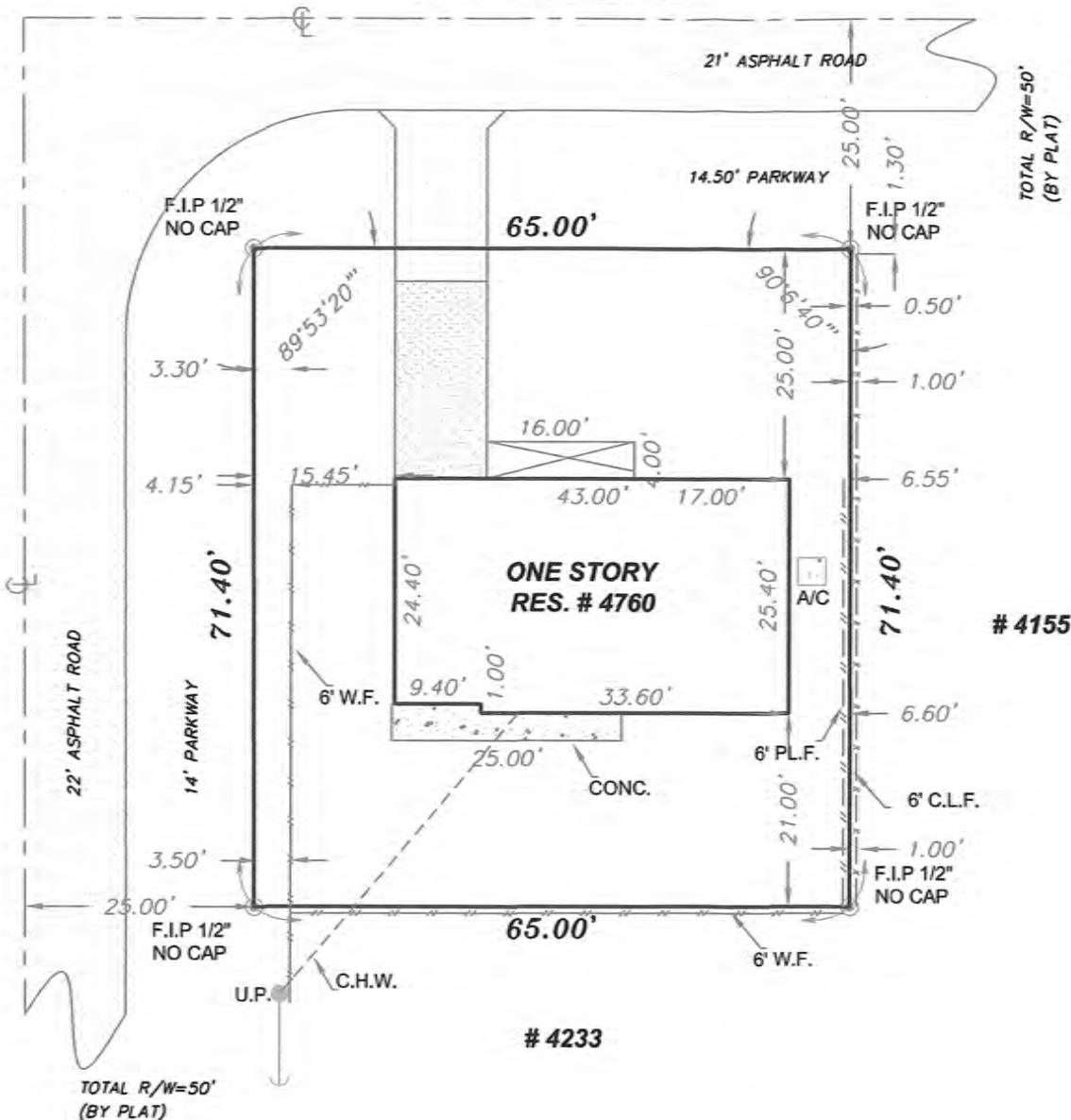
CERTIFIED TO:

4760 LLC.

SURVEYORS NOTES:

- 1-OWNERSHIP IS SUBJECT TO OPINION OF TITLE
 - 2-EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
 - 3-NO UNDERGROUND IMPROVEMENTS WERE LOCATED
 - 4-ELEVATIONS ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF NAVD 88 (UNLESS ASSUMED).
 - 5-THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
 - 6-LEGAL DESCRIPTION PROVIDED BY CLIENT
 - 7-UNLESS OTHERWISE NOTED RECORDED AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENTS.
 - 8-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
 - 9- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
 - 10-FLOOD ZONE AH BASE 3.0' PANEL 0306
 - 11- DATE OF FIELD WORK 08-24-2016
- ID No 5041-25-01-0622

SW 42ND TER



NORTH

CARIBBEAN REALTY SUPPORT SERVICES, INC.
LB 7360

JOB # JR-4760-SW42	DRAWN: G.L.	REV: K.F.K.
MIAMI DADE/MONROE	BROWARD	
(305) 889-1100	(954) 435-0220	
FAX (305) 889-2900	FAX (954) 438-7272	
PALM BEACH	MARTIN/ST. LUCIE/INDIAN RIVER	
(561) 741-4260	(772) 398-6533	
FAX (561) 741-4259	FAX (772) 398-6532	

WESTCOAST OPERATIONS
COLLIER/LEE (239) 549-5911/FAX: (239) 549-5811
TOLL FREE STATE WIDE 1-866-261-CBIC
WWW.CARIBBEANREALTYSUPPORT.COM

NOTES

1. The property was rezoned Per the City of Dania Beach ordinances in 2012:

... the rezoning request (RZ-31-12) filed by Batia Dayan, representing 4760 LLC, for property located at 4760 SW 42 Terrace in Dania Beach, is granted, and the property is rezoned from the Residential (RS-6000) zoning classification to the Commercial (C-2) zoning classification

2. The parking was revised from that previously approved by the City Engineer to comport with a safer configuration and increase the number of spaces to 7 plus the handicapped space.

3. LEGAL DESCRIPTION for the property at 4760 SW 42 Terrace in Dania Beach:

THE NORTH 66 FEET OF THE WEST 65 FEET OF THE EAST 315 FEET OF THE SOUTH 241 FEET OF THE SOUTH ½ TRACK 32 OF NEWMAN'S SURVEY IN SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, ACCORDING TO THE PLAT 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. Criteria Statement - application is for a proposed tutoring center for up to 19 children with two tutors. Students will be dropped after school to the site. There will be no sign for the operation. The site has previously been rezoned to C-2. The proposed land use is permitted in a C-2 zoning district.

The applicant agrees that the tutoring center will be owned and operated as an entity that is separate and distinct from the Learn and Smile center to the south, and that the two entities will not be combined, nor the properties combined or connected in the future. A fence will remain between the two properties. Extended hours license for alcoholic Beverages

5. On site is an EXISTING BUILDING. Modifications to the existing building are NOT covered under this site plan request. Any alterations to the floor plan would come as a separate building permit application. there are no exterior alterations. Any interior alterations required will altered will be permitted under a future building permit submittal

6. No new structures are proposed.

7. Existing fence on west side to be moved as shown on the site plan

8. Site plan includes water and sewer lines, power pole and services in ROW adjacent to site.

9. The only existing storm basin is on Griffin Road and not adjacent to the property. Property drains to swale that goes to Griffin Rd.

10. There are no private or public easements on the site.

11. A variance for on-street parking is required. The City Engineer Ronnie Navarro has approved this revised parking plan verbally as an improvement over the prior plan for on-street parking, which he also approved. The proposed plan is much safer for cars and employees/children.

12. There are no trees to be removed. Plan shows proposed fence movement and landscaping buffer to comply with City codes. See landscape plan for details.

13. There are no changes proposed for the structure

14. Water demands are estimated at 500 gpd. There are no additional water or sewer connections proposed. A backflow valve will be installed on the site service line as shown on the plans. Service line is in back behind the moved fence.

15. The grade of the site will not be altered. The site will not be regraded.

16. Drainage will be in the form of pervious pavers beneath the parking spaces.

17. The area is in flood zone AE with a finished floor elevation of 7.0 feet for all new construction.

18. Traffic Commentary - The proposed parking plan addresses the need to improve that traffic issue on SW && Ave from the prior approved plan which included pull-in/back-out parking. This is dangerous. Parallel parking with student drop-off on the right hand side of the vehicle is preferred.

The dropoff for the 4760 facility will be on SW 42nd St. There will be reduced conflict with through traffic and less double-parking due to expanded parking areas. The number of trips coming to the neighborhood is estimated at less than 30 as the tutored students will predominantly arrive via shuttle bus provided by the tutoring center.

19. GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE Date Issued: April 2, 2012 Date Previously Issued: January 18, 2007 Date First Issued: July, 2001

- Water Demands – assume education
- Education – 9 gpd/student x 19 students = 171 gpd
- Sewer demands
- Education – 7 gpd/student x 19 students = 133 gpd
- NOTE: Both are less than the demands of prior single family structure.

General Notes

4760 LLC SITE IMPROVEMENTS

Firm Name and Address
Public Utility Management & Planning Services Inc.
Public Utility Management & Planning Services Inc.
P.O. Box 221890
Hollywood, FL 33022

Project Name and Address
4760 SITE IMPROVEMENTS
4760 SW 42ND TERR.
DANIA BEACH, FL
33314

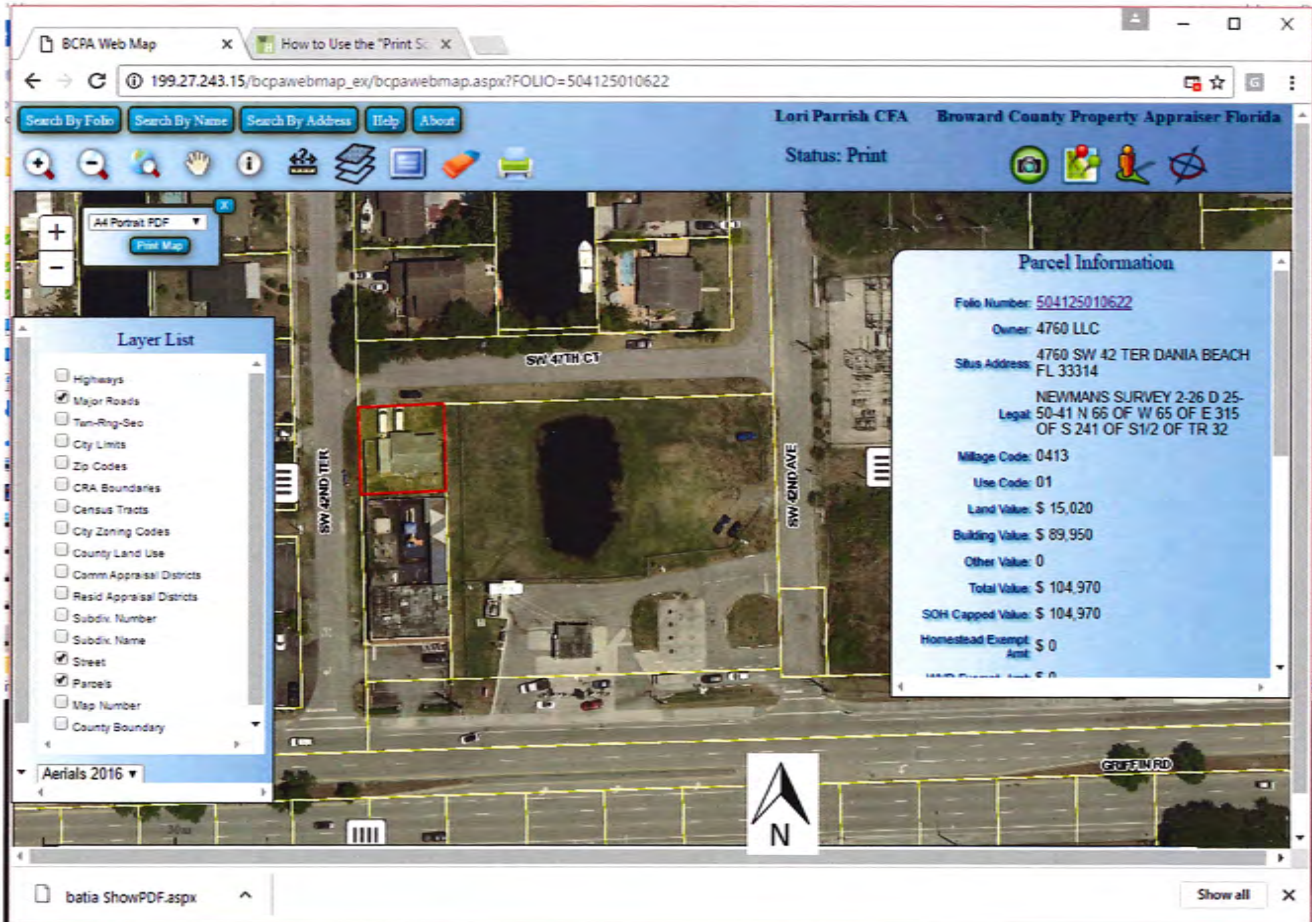
Project	4760 LLC	Sheet	2 OF 8
Date	9/30/16		
Scale	nts		

Handwritten signature and date: 2/27/2017

20. The building was constructed in 1969 according to the Broward County Property Appraiser's Office.

Abbreviated Legal Description
NEWMANS SURVEY 2-26 D 25-50-41 N 66 OF W 65 OF E 315 OF S 241 OF S1/2 OF TR 32

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$15,020	\$89,950	\$104,970	\$104,970	
2015	\$15,020	\$89,950	\$104,970	\$100,210	\$2,637.76
2014	\$15,020	\$90,510	\$105,530	\$91,570	\$2,460.17



• Front



• West Side

The existing elevation will remain the same. Exterior Rendering:

General Notes

4760 LLC SITE IMPROVEMENTS

see 2/1/2017

Firm Name and Address
Public Utility Management & Planning Services Inc.
Public Utility Management & Planning Services Inc.
P.O. Box 221890
Hollywood, FL 33022

Project Name and Address
4760 SITE IMPROVEMENTS
4760 SW 42ND TERR.
DANIA BEACH, FL 33314

Project	4760 LLC	Sheet	3 OF 8
Date	2/26/16		
Scale	1" = 8'		

Handwritten signature and date: 2/2/2017

Tier 1 Fire

- 21. Three nearest fire hydrants (see Detail 3)
- 22. Fire Hydrant Test results – see attached letter from Broward County
- 23. Sprinklers and fire connections under separate building permit for building modifications
- 24. Building is an existing structure that will not be modified under the site plan
- 25. Fire Department access (see Detail 2) from SW 42nd St.
- 26. Existing address: 4760 SW 42 TER DANIA BEACH FL 33314
- 27. Site includes Existing concrete block Building with wood roof and shingles – no change to footprint or exterior of building
- 28. Fire Hydrant Locations – nearest 200 ft. See Detail 2 and 3
- 29. ISO GUIDE FOR DETERMINATION OF NEEDED FIRE FLOW EDITION 05-2008 COPYRIGHT ISO PROPERTIES, INC., 2001, 2006, 2008
 - To estimate the amount of water needed to fight a fire in an individual, nonsprinklered building, ISO uses the formula:
 - $NFF = (Ci)(Oi)[(1.0+(X+P)i)]$
 - where NFFi = the needed fire flow in gallons per minute (gpm)
 - Ci = a factor related to the type of construction
 - Oi = a factor related to the type of occupancy
 - X = a factor related to the exposure buildings
 - P = a factor related to the communication between buildings
 - $Ci = 18F(Ai)^{0.5}$
 - Where: F = coefficient related to the class of construction
 - F = 1.5 for Construction Class 1 (wood frame construction)
 - = 1.0 for Construction Class 2 (joisted masonry construction)
 - = 0.8 for Construction Class 3 (noncombustible construction and Construction Class 4 (masonry noncombustible construction)
 - = 0.6 for Construction Class 5 (modified fire-resistive construction) and Construction Class 6 (fire-resistive construction)
 - Ai = effective area Appendix A provides Ci for a range of construction classes (F) and effective areas (Ai).
 - $Ci = 18 (0.8) 1152^{0.5} = 488.75 = 500 \text{ gpm per code.}$
 - Occupancy Combustibility Class Occupancy Factor (Oi)
 - C-1 (Noncombustible) 0.75
 - C-2 (Limited-combustible) 0.85
 - C-3 (Combustible) 1.00
 - C-4 (Free-burning) 1.15
 - C-5 (Rapid burning) 1.25
 - Oi = 0.75
 - Occupancy Type = C2 education
 - Exposure and Communication Factor (Xi + Pi)
 - The factor for X depends upon the construction and length-height value (length of wall in feet, times height in stories). When the height of the facing wall of the exposure building is the same or lower than the height of the facing wall of the subject building, Xi = 0.
 - Building is 100+ ft away and same height. Hence Xi = 0.
 - The factor for P depends upon the protection for communicating party-wall openings and the length and construction of communications between fire divisions. Table 330.B of the FSRs gives the factors. For over 50 feet, Pi = 0.
 - $NFF = (Ci)(Oi)[(1.0+(X+P)i)]$
 - $NFF = 500 \text{ gpm} * 0.75 * (1+0) = 375 \text{ gpm, which is available in the fire hydrant nearest to the site.}$



Detail 2 Closest Fire Hydrant 200 ft.



Detail 1 Existing Building.



Detail 3 4 closest Hydrants.



Fire Notes

4760 LLC SITE
IMPROVEMENTS

Firm Name and Address
**Public Utility Management
Planning Services Inc.**
Public Utility Management
& Planning Services Inc.
P.O. Box 221890
Hollywood, FL 33022

Project Name and Address
4760 SITE IMPROVEMENTS
4760 SW 42ND TERR.
DANIA BEACH, FL
33314

Project	4760 LLC	Sheet	4 OF 8
Date	9/30/16		
Scale	NTS		

Handwritten signature and date: 2/12/2017

Paver Details

PEDESTRIAN FRIENDLY PAVEMENT



Pedestrian Friendly, Environmentally Advanced The Aqua-Bric® Series

Advanced Pavement Technology presents a pedestrian friendly stormwater management system featuring Aqua-Bric® permeable pavers. The smooth, flat surface created using Aqua-Bric® pavers meets ADA standards and is a superior choice for areas with high foot traffic - areas for pedestrians in high levels or areas of travel. Ideal for plazas, walkways, entrances and parking lots, Aqua-Bric® is used by Advanced Pavement Technology to implement the environmentally sound and effective Aqua-Bric® Storm System (ABSS™) for stormwater management.

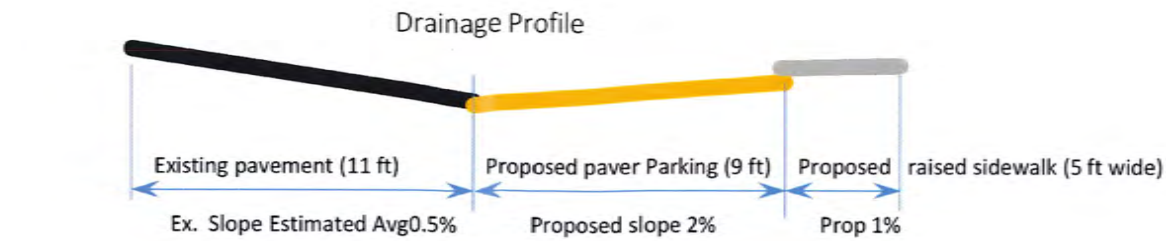


Benefits of ABSS™ with Aqua-Bric®

- Meets pedestrian slip resistance standards from the Americans with Disabilities Act (ADA) Architectural Guidelines, as well as EPA storm water requirements.
- Provides smooth surfaces with minimal openings to make walking more comfortable.
- Allows for rapid removal of stormwater through void settings.
- Eliminates standing water for plazas and walkways without seeping.
- Provides design flexibility by enabling a wide range of creative patterns.
- Simplifies maintenance in climates with ice and snow.



Interlocking, smooth top pattern.
* Aqua-Bric® is a registered trademark of Advanced Pavement Technology for its permeable pavers.



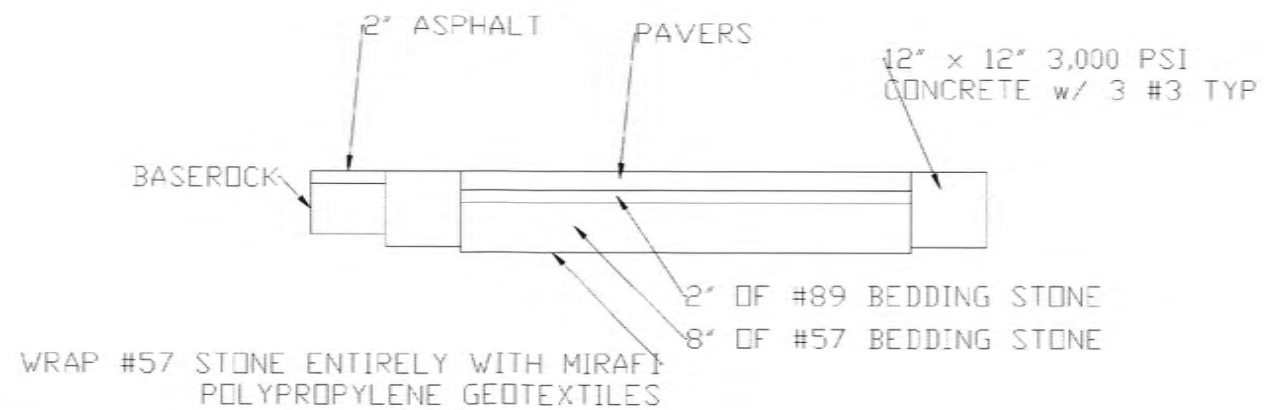
Parking spaces

23 ft on sidewalk side



27 ft on street side

12 x 12 in concrete bumper w 3-#3 rebar



PAVER PARKING DETAIL NTS

Paver and
Drainage Notes

4760 LLC SITE
IMPROVEMENTS

Firm Name and Address

Public Utility Management
& Planning Services Inc.

Public Utility Management
& Planning Services Inc.
P.O. Box 221890
Hollywood, FL 33022

Project Name and Address

4760 SITE IMPROVEMENTS
4760 SW 42ND TERR.
DANIA BEACH, FL
33314

Project

4760 LLC

Date

9/30/16

Scale

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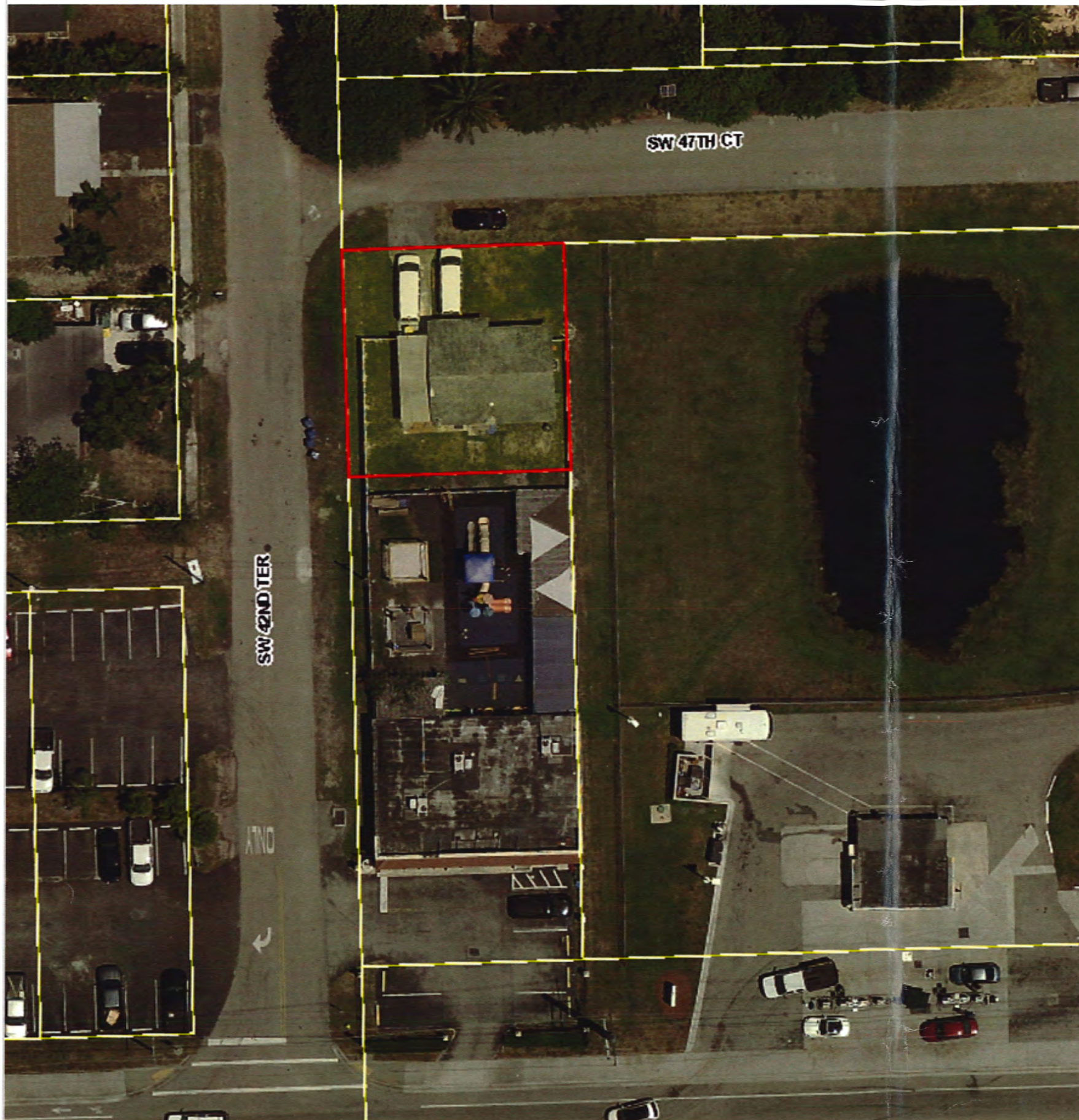
5

OF

8

Scale

nts



Existing Site

4760 LLC SITE IMPROVEMENTS

Firm Name and Address
**Public Utility Management
& Planning Services Inc.**

Public Utility Management
& Planning Services Inc.
P.O. Box 221890
Hollywood, FL 33022

Project Name and Address
4760 SITE IMPROVEMENTS
4760 SW 42ND TERR.
DANIA BEACH, FL
33314

Project 4760 LLC	Sheet 6 OF 8
Date 9/30/16	
Scale 1" = 8'	

2/2/2017 *02535*

Landscape plan notes:

Follow these notes in addition to City requirements and design standards.

1. Verify site conditions before bidding. Installations may require additional equipment for specific site conditions.

2. Before the preconstruction meeting, submit: Unit cost breakdown for each item of work.

a. Weed control product information and application procedures.

b. Soil amendment product information and application procedures.

c. Watering application procedures.

d. Fertilizer product information and application procedures.

4. A pre-construction meeting with the Dania Beach city arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.

5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. At 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape Contractor is responsible for avoiding damage to utilities from plant installation.

6. All planting must follow planting specifications and details shown on the plan.

7. Substitutions of plant species or specifications must be approved in writing by the Dania Beach city arborist prior to use.

8. All plant material planted per this landscape plan shall be Florida grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades And Standards for nursery plants. Damaged plant material shall be rejected and replaced prior to installation.

9. All sizes shown for plant material are to be considered minimums.

10. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.

11. All new plant material shall be warranted by the landscape contractor for a minimum period of one year. Correct all deficiencies at no charge. The warrantee period shall begin after acceptance of the plants by the City Arborist. Maintenance requirements include, but are not limited to: watering, fertilizing, weeding, pruning, litter removal, restoring mulch to a depth of 3 inches, spraying for insects and diseases, restoring water rings, tightening guys and braces, and repair or replace damaged plant material.

12. All plant beds to be treated with pre-emergent herbicide prior to planting.

13. All tree and palm staking and support shall be removed one year after installation.

14. No fertilizer shall be applied to newly planted trees and palms.

15. Fertilization: Apply an 8-2-12+4 mg fertilizer, plus water soluble micronutrients, 100 percent of the (n) nitrogen, (k) potassium, (mg) magnesium and (b) boron must be in controlled release form. Apply at a rate of 1.5 pounds of actual fertilizer (not n) per 100 square feet from a calibrated spreader. Begin fertilization 3 months after installation and repeat every 3 months.

16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.

17. All wire guys and/or fabric straps shall be flagged with florescent colored tape.

18. Mulching:

a. All landscape areas not covered by sod shall be covered by a minimum 3-inch layer of mulch.

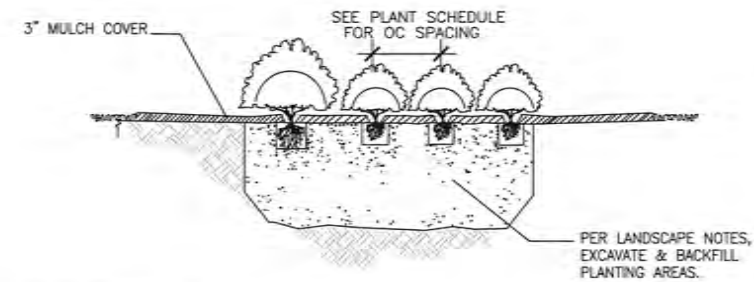
b. A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.

c. Cypress mulch shall not be used.

19. All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.

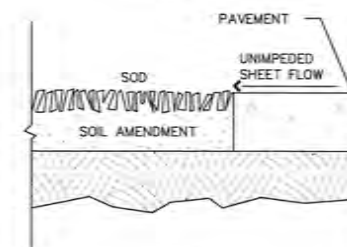
20. Soil Amendment: Backfill planting holes and backfill excavated areas with a 50/50 mix of 100 percent decomposed compost and new clean sand.

21. All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.



SHRUB INSTALLATION
N.T.S.

INSTALL SOD SO THAT MOWED LAWN WILL BE FLUSH WITH TOP OF PAVEMENT AND 1\"/>

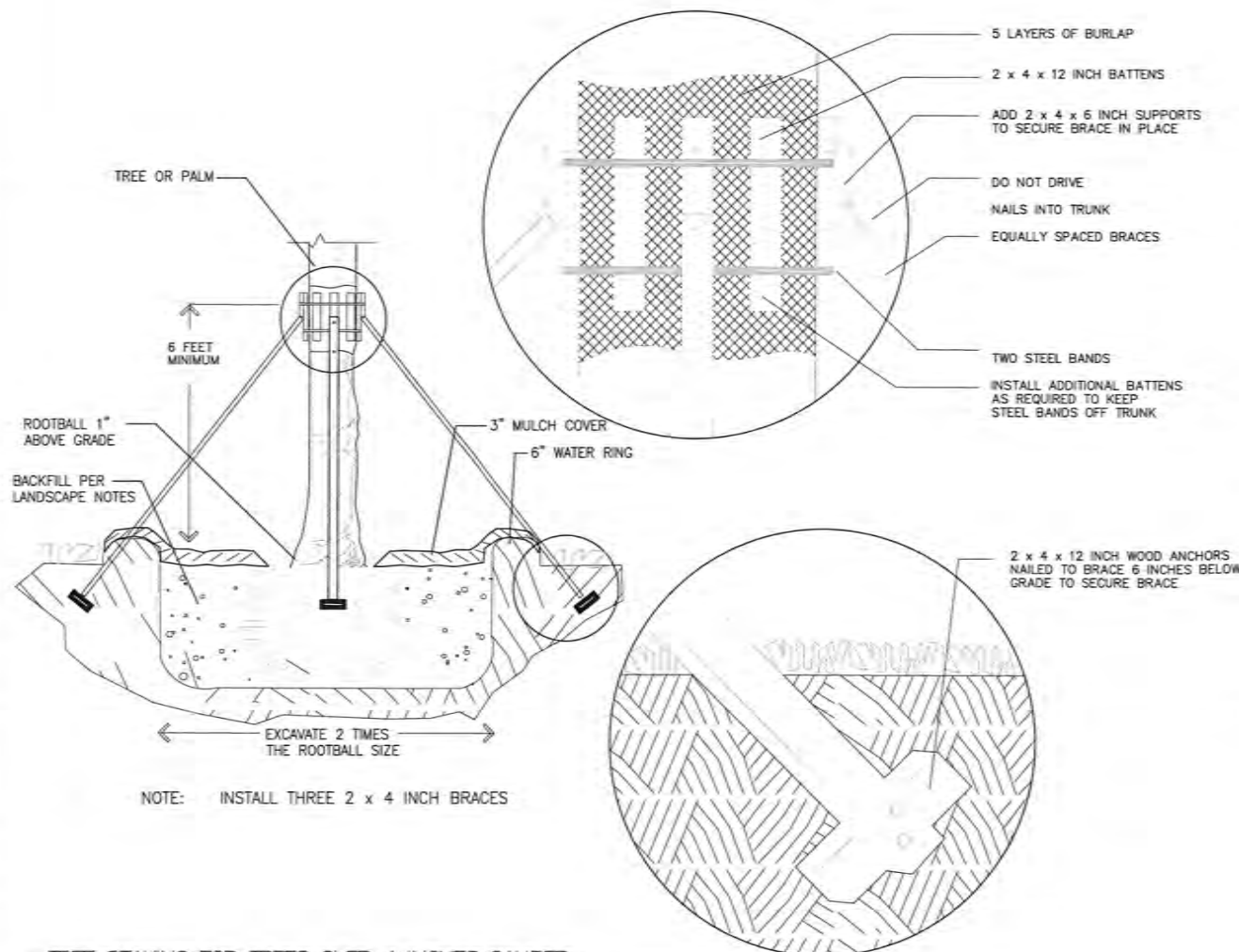


SOD INSTALLATION
N.T.S.

NOTE: CUT CROSSING, DEFLECTING AND CIRCLING ROOTS BEFORE INSTALLATION. THIS MAY REQUIRE CUTTING ALL OF THE ROOTS AT THE ROOTBALL PERIMETER, RADIALLY PRUNING THE ROOTBALL TOP TO BOTTOM AND CUTTING INDIVIDUAL ROOTS.

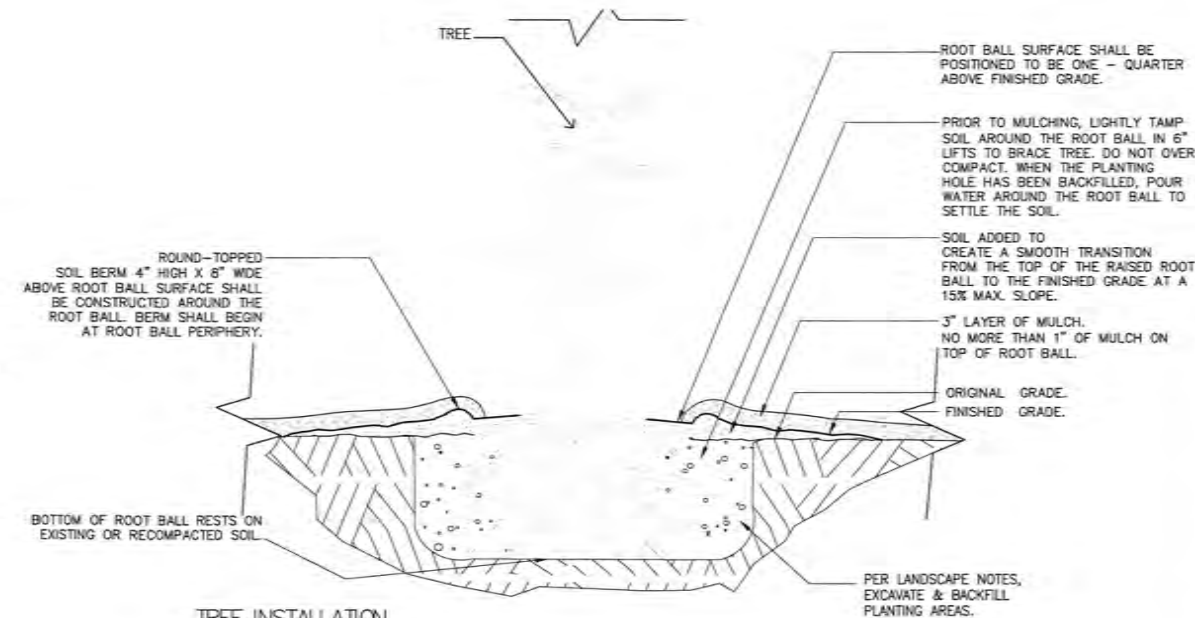


ROOT PRUNING REQUIREMENT
N.T.S.



NOTE: INSTALL THREE 2 x 4 INCH BRACES

TREE STAKING FOR TREES OVER 4 INCHES CALIPER
N.T.S.



TREE INSTALLATION
N.T.S.

MONARCH
LANDSCAPE ARCHITECTURE
LC20000573
4512 SW 37TH AVENUE, FORT LAUDERDALE, FLORIDA 33312 TEL: (954) 703-0396

REV	DATE	DESCRIPTION

DATE: OCTOBER 18, 2016
SCALE: N.T.S.
DESIGNED BY: S.H.
DRAWN BY: S.H.
CHECKED BY: S.H.

FLORIDA
4760 LLC
Dania Beach
LANDSCAPE NOTES AND DETAILS

SHEET NO. **LP-8**
PROJECT NO. **0001**

Hansen
2/1/17
(FOR THE FIRM)



MEMORANDUM CITY OF DANIA BEACH

TO: Mayor and City Commission
CC: Robert Baldwin, City Manager
FROM: Louise Stilson, City Clerk
RE: City Commission Summer Break
DATE: March 6, 2017

Staff is requesting input from the City Commission as to when to schedule the summer break. Summertime is traditionally the time when staff prepares the proposed budget for the upcoming fiscal year.

The proposed budget is tentatively scheduled to be submitted to the Commission in early July. A Budget Workshop is also tentatively scheduled for mid-July.

A Special Budget Meeting must be scheduled during the last week in July to set the Tentative Millage Rate, and Proposed Residential Solid Waste, Stormwater and Fire Assessment Rates, as these rates must be transmitted to the Property Appraiser's Office no later than August 1, 2017.

For the last few years, the Commission cancelled the first meeting in the months of July and August.

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, March 09, 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, March 09, 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, March 09, 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

GENERAL EMPLOYEES PENSION BOARD MEMBERSHIP

Thursday, March 09, 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, March 09, 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
Peggy McKenna 34 SE 10 th Terrace Dania Beach, FL 33004 954-937-3168 peggybree@webtv.net	February 28, 2017	November 2016 through November 2018	Alternate

**GREEN ADVISORY BOARD
MEMBERSHIP
Thursday, March 09, 2017**

Carrie Kashar 4914 SW 24 Avenue Dania Beach FL 33004 954-309-1144 hill.clara@gmail.com	February 28, 2017	November 2016 through November 2018	Alternate
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**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, March 09, 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, March 09, 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, March 09, 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
Joyce Green 225 NW 8th Avenue Dania Beach, FL 33004 754-400-8250 joycegreene1020@yahoo.com	February 28, 2017	November 2016 through November 2018	Harris

**PLANNING & ZONING BOARD
MEMBERSHIP
Thursday, March 09, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Lauren Odman 85 Gulfstream Road #211 Dania Beach, FL 33004 954-651-8523 Lauren.odman@gmail.com	February 28, 2017	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
Tykia Funchess 117 NW 12 Avenue Dania Beach, FL 33004 954-708-6280 Forevamrspeterson@gmail.com	February 28, 2017	November 2016 through November 2018	Grace
Lori Lewellen 4541 SW 27 th Terrace Dania Beach, FL 33312 954-224-2290 Llewe10417@aol.com	November 21, 2016	November 2016 through November 2018	Brandimarte
W. Quin Robertson, Phd., GISP 805 Natures Cove Road Dania Beach, FL 33004 732-423-0039 william.robertson@CBI.com	December 13, 2016	November 2016 through November 2018	Alternate

PLANNING & ZONING BOARD
MEMBERSHIP
Thursday, March 09, 2017

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2016 through November 2018	Alternate

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Thursday, March 09, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Carolyn Jones 722 SW 3 rd Street Dania Beach, FL 33004 954-920-0727 (H) 754-323-3033 (W)	March 16, 2015	March 2015 through March 2019	9 th Member Selected by Board Secretary
David Nuby, Jr. 401 SW 12 Avenue P.O. Box 1214 Dania Beach, FL 33004 954-275-2579 754-321-2320 Work davidnuby@aol.com	March 10, 2015	March 2015 through March 2019	Commission Appointment
Rae Sandler 810 NW 7 th Avenue Dania Beach, FL 33004 954-649-0396 raesandler@bellsouth.net	March 10, 2015	March 2015 through March 2019	Commission Appointment
Roger Handevidt 206 SE 3 rd Place Dania Beach, FL 33004 954-258-9915	March 10, 2015	March 2015 through March 2019	Commission Appointment
		March 2015 through March 2019	Commission Representative
Todd Lleras 8001 NW 125 Terrace Parkland, FL 33076 954-274-8333 Cell 954-775-0769 Home tlлерas@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee
Todd Neal 500 SW Siesta Way Stuart, FL 34994 772-341-4704 Cell tneal44@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Thursday, March 09, 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