

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

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. State of the City - Mayor James
- 2. Presentation by Ms. Ovrill Dwyer of the Earth 2 Table Program at C.W. Thomas Park, and the Good Neighborhood Stores (GNS) Go Slow Whoa Program

4. PROCLAMATIONS

5. CITIZEN COMMENTS

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

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

- 1. Minutes:

Approve Minutes of March 14, 2017 City Commission Meeting

2. Travel Requests:

Request from the Parks and Recreation Department for 7 Lifeguard Staff to participate in the USLA (United States Lifesaving Association) National Lifeguard Championship in Daytona Beach, Florida on August 9-13, 2017 (Estimated cost \$1,662.50)

Request from Public Services Director Brad Kaine to attend the Florida APWA (American Public Works Association) Conference in Tallahassee, Florida on May 10-12, 2017 (Estimated cost \$983.10)

3. RESOLUTION NO. 2017-026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA SUPPORTING THE STATE OF FLORIDA HOUSE AND SENATE BILL HB93/S162 WHICH WOULD ALLOW COASTAL MUNICIPALITIES IN FLORIDA WITH A POPULATION OF LESS THAN 100,000 TO CREATE A PILOT PROGRAM TO REGULATE OR BAN DISPOSABLE PLASTIC BAGS AND TO LESSEN THE NEGATIVE IMPACT OF SINGLE-USE PLASTIC BAGS ON THE ENVIRONMENT OF SUCH COMMUNITIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2017-027

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE GASOLINE AND DIESEL FUEL FROM PORT CONSOLIDATED, INC. UNDER SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING CO-OP GROUP BID, RFP E-13-17, IN AN AMOUNT THAT EXCEEDS THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) PER FISCAL YEAR; AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2017-028

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING AN EASEMENT FROM OLYMPUS MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE “GRANTOR”) FOR THE BENEFIT OF THE CITY OF DANIA BEACH, FLORIDA (THE “GRANTEE”) AND THE REAL PROPERTY DESCRIBED IN EXHIBIT “A” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2017-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING PART 1 “USE REGULATIONS,” ARTICLE 110 “USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS” AND PART 3 “SPECIAL ZONING DISTRICTS,” SUBPART 1 “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS,” ARTICLE 302 “DETAILED USE REGULATIONS,” BY AMENDING THE PERMITTED USES WITHIN THE NEIGHBORHOOD MIXED USE (NBHD-MU) DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

2. ORDINANCE NO. 2017-011

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 302, “DETAILED USE REGULATIONS,” TO REVISE AND ADD CONDITIONS OF USE FOR CONVENIENCE STORES TO ALLOW FOR REDEVELOPMENT ON QUALIFYING SITES OF CONVENIENCE STORES WITH RETAIL MOTOR FUEL PUMPS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

3. ORDINANCE NO. 2017-012

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP (LU-09-17) OF THE CITY OF DANIA BEACH COMPREHENSIVE PLAN PURSUANT TO A REQUEST SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC./LEIGH R. KERR, AICP ON BEHALF OF THE PROPERTY OWNER, GRIFFIN POINTE PARTNERS, LLLP, TO CHANGE THE LAND USE OF AN APPROXIMATELY 8.8 ACRE PARCEL OF LAND LOCATED AT 2281 GRIFFIN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM OFFICE PARK TO COMMERCIAL; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND

STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

4. ORDINANCE NO. 2017-013

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY LEIGH R. KERR, AICP/LEIGH ROBINSON KERR & ASSOCIATES, INC., AGENT FOR THE PROPERTY OWNER GRIFFIN POINTE PARTNERS, LLLP, TO REZONE PROPERTY LOCATED AT 2281 GRIFFIN ROAD IN 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 COMMUNITY BUSINESS DISTRICT (C-2) TO GENERAL COMMERCIAL DISTRICT (C-3), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

5. RESOLUTION NO. 2017-029

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “WHISPERING OAKS PLAT” (PL-001-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THB ISLES, FOR PROPERTY LOCATED AT 4900 SW 25TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2017-030

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE WHISPERING OAKS SITE PLAN (SP-111-16) SUBMITTED BY THB ISLES, INC. FOR PROPERTY LOCATED AT APPROXIMATELY 4900 SW 25th AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2017-031

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “DANIA OAKS PLAT” (DR-11-17) SUBMITTED BY BASELINE ENGINEERING AND LAND SURVEYING, INC., ON BEHALF OF

BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461-5471 SW 40TH AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

1. RESOLUTION NO. 2017-032

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPROPRIATION AND USE OF SLOT MACHINE REVENUES DERIVED FROM THE DANIA JAI ALAI DESIGNATED ACCOUNT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SIXTY EIGHT THOUSAND EIGHT HUNDRED THIRTY FOUR DOLLARS (\$168,834.00) FOR ADDITIONAL POLICE SERVICES TO BE PROVIDED BY THE BROWARD SHERIFF’S OFFICE THROUGH SEPTEMBER 30, 2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

11. COMMISSION COMMENTS

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

12. APPOINTMENTS

1. Broward League of Cities
 - 1 Director
 - 1 Alternate
 - 1 Second Alternate
2. Airport Advisory Board
 - Vice-Mayor Harris - 2 appointments
3. General Employees Pension Board
 - Reappoint Luis Rimoli to a 2 Year Term
 - 1 Commission Representative

4. Police and Fire Pension Board
1 Commission Representative

13. ADMINISTRATIVE REPORTS

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

Tuesday, April 25, 2017 - 7:00 p.m. City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Presentation

Continued from:

Requested Action (Identify appropriate Action or Motion)

As part of the Healthy Community Zone (HCZ) initiative, the Good Neighbor Store (GNS) is an innovative program that links youth to local neighborhood stores with the purpose of assessing the store's food and tobacco environment and recommending small changes that could positively impact youth, individual, and community health. Since October 2016, youth participating in the Earth-to-Table (E2T) after-school program at C.W. Thomas Park in the Dania Beach HCZ have been learning about healthy eating, tobacco-marketing targeted to youth, and community health with assistance from organizations including Love Our Nation, Flipany, and the YMCA of South Florida. Using the Go, Slow, Whoa! (GSW) nutrition education tool, alongside the 5-20 rule to identify the healthier processed foods, and knowledge about tobacco marketing, Dania Beach youth visited the Happy Family Store, conducted an assessment, and developed recommendations. Today, the youth part of this program present their findings before city and elected officials in an effort to highlight the need for Good Neighbor Stores in their community and share their recommendations to make the Happy Family Store a Good Neighbor Store in the Dania Beach HCZ.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

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

1. Call to Order/Roll Call

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

Present:

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

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

- 3.1 Special Event Request from 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.

Commissioner Grace motioned to approve the Special Event request for the 21st Annual Plywood Regatta; seconded by Commissioner Salvino. The motion carried unanimously.

4. Proclamations

- 4.1 Women's History Month - Commissioner Grace

Mayor James read the Women’s History Month Proclamation.

5. Citizen Comments

Colynn Mae Jones, 22 NW 14 Avenue, addressed Article 4, Noise Pollution. She complained of the noise from the Tiki Bar at 90 Bryan Road, and requested advice on how to deal with the situation.

Commissioner Grace commented she was aware of the situation and BSO will address it. She asked the City Manager and staff to work with the property owner.

City Attorney Ansbro noted the music was amplified, and their permit does not allow amplified music. City personnel spoke to the principal of the property and made it very clear that it will not happen again. Steps will also be taken regarding parking and crowd control.

Mayor James said Mr. Lally told her he asked the City if he needed a permit for anything, including a food truck and for parking, and the response was no. She added he is upset, and asked if a noise study was done.

City Manager Baldwin noted another issue is the noise ordinance; you cannot violate it. They can be cited any time the ordinance is violated.

City Attorney Ansbro addressed the noise ordinance; situations are dealt with based on what the ordinance says as applied to the facts.

Patricia Tyra, 2912 SW 54 Street, spoke against giving the two restaurants at the beach permission for alcohol sales.

Lise LaRochelle, 3125 SW 58 Place, spoke of her fence on City property, and said she has been asked to remove it. She feels she is being discriminated against because others on her street have not been asked to remove theirs.

City Attorney Ansbro noted this is a Code Compliance issue, and the Commission cannot fix it.

Shyrl Campbell, 220 SW 5 Avenue, representing the Dania Bears, requested that the City keep the \$5,000 allocated for the Dania Bears until they straighten out the management of the program.

Commissioner Grace questioned if Parks & Recreation could take over the program, and what else we can do to help the children.

Commissioner Salvino said the City needs to hire an Athletic Director; we do not have the funds now but we need to find the funds or take funds from reserves. He added we need someone to coordinate and put the programs together in order to put all our parks to use.

Mayor James concurred; however, the City cannot take over all these activities and have people working part-time.

Commissioner Grace asked the City Manager to come up with a solution to the problem.

City Manager Baldwin noted the City can take it over, but the Commission will have to decide on funding.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, reported on recent activity in the City. He noted the Broward Sheriff's Office is currently hiring, and the Special Olympics Torch Run will be on April 20.

Vice-Mayor Harris addressed speeding on southbound Federal Highway near Dockers Restaurant.

Lieutenant Dan Suarez, BSO Fire Rescue, noted the noise issue on Bryan Road will be discussed tomorrow with staff from the Fire Marshall's office. He added that a permit is definitely needed for a food truck.

7. Consent Agenda

7.1 Minutes:

Approve Minutes of February 28, 2017 City Commission Meeting

Approve Minutes of March 1, 2017 Abatement Hearing

7.2 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)

Resolutions

7.3 RESOLUTION #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.

7.4 RESOLUTION #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.

Commissioner Salvino motioned to adopt the Consent Agenda; 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		

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 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. (SECOND READING)

City Attorney Ansbro read the title of Ordinance #2017-006.

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

City Attorney confirmed that Commissioner Salvino did not have a conflict of interest on this matter.

Commissioner Grace motioned to adopt Ordinance #2017-006, on second reading; seconded by Vice-Mayor Harris. 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. **(SECOND 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. **(SECOND READING)**

9.4 RESOLUTION #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.

9.5 RESOLUTION #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.

City Attorney Ansbro read the title of Ordinance #2017-008, Ordinance #2017-009, Resolution #2017-023 and Resolution #2017-024 because they relate to the same property.

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

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

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

Commissioner Grace motioned to adopt Resolution #2017-024; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

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

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

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

Commissioner Grace motioned to adopt Resolution #2017-023; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

9.6 RESOLUTION #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.

City Attorney Ansbro read the title of Resolution #2017-025.

Corinne Lajoie, Principal City Planner, gave an overview of the site plan.

Mayor James opened the Public Hearing.

Anna Riley, 4721 SW 42 Terrace, spoke against the project because of the traffic and the endangerment of the kids playing in the street.

There was a brief discussion regarding available parking and areas that could be used for parking.

Ben Fisher, 4691 SW 42 Avenue, expressed his concern with the parking at the center and the eyesore the property creates.

Commissioner Brandimarte was concerned with the parking, and felt more work needs to be done on this project in order for her to vote for it.

Batia Dayan, applicant, stated she has owned the daycare for 12 years, and it was there for 20 years before she purchased it. There have been no accidents, and she is proposing to provide more parking and a sidewalk. Regarding safety, she noted this is a dead-end street and children should not be running down a public street.

Fred Bloetscher, engineer for the project, reviewed the site plan and parking improvements addressed within it.

Commissioner Grace discussed kids playing in the streets. She felt there should be a compromise between the applicant and the neighborhood before approval is granted.

Anna Riley, 4721 SW 42 Terrace, noted cars, not buses, would be bringing students to the center.

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

Commissioner Grace motioned to continue Resolution #2017-025 until the City Commission meeting on April 25, 2017 at 7:00 p.m.; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

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

Commissioner Salvino Yes

10. Discussion and Possible Action

10.1 City Commission Summer Break - City Clerk

The Commission chose to cancel the first meeting in the months of July and August.

10.2 Discussion on discontinuing Abatement Hearings - Commissioner Salvino

Commissioner Salvino requested discontinuing the meetings and going with the Special Magistrate decision.

Mayor James noted the Commission takes away its voice if we do away with the Abatement Hearing.

City Attorney Ansbro explained the process, and said only the Commission can release a lien. A number of cities give the duty to the Special Magistrate. He noted he could change the code to give the Special Magistrate the power, and the Commission would not be able to interfere.

Commissioner Grace said she is a compassionate person; she was elected to do what is best for the people. The people who need us the most would suffer and she will vote to keep the hearings.

Commissioner Brandimarte commented we are the only city doing Abatement Hearings.

Commissioner Salvino spoke of his reasoning for why Abatement Hearings are not necessary.

Mayor James said she represents all residents and business owners, and it would be a disservice to not hear their voices.

City Attorney Ansbro added these cases coming before the Commission are in full compliance with the codes, and the hearings do not last more than an hour.

Commissioner Salvino motioned to stop the Abatement Hearings; seconded by Commissioner Brandimarte. The motion carried on the following 3-2 Roll Call vote:

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

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte addressed the incident at the Tiki Bar on Bryan Road.

11.2 Commissioner Grace

Commissioner Grace had no comments.

11.3 Commissioner Salvino

Commissioner Salvino reported on his meeting with the City Manager and Broward County Administrator Bertha Henry on various matters.

11.4 Vice-Mayor Harris

Vice-Mayor Harris questioned the new dog policy for the marina. City Manager Baldwin noted Westrec is working on it.

Vice-Mayor Harris commented the bus stops on Federal Highway are deplorable.

City Manager Baldwin noted a proposal was brought to the Commission; they turned it down and asked for different designs. We will take a look at the ones mentioned by Vice-Mayor Harris.

Vice-Mayor Harris asked about the status of the 40- year inspection for Townhouse East.

Marc LaFerrier, Community Development Director, noted he has not been contacted.

Vice-Mayor Harris questioned the status of the Dania Beach Bar & Grill regarding late rent payments and back taxes.

City Attorney Ansbro noted he is monitoring the situation and will send out a default letter on the lease payments.

Vice-Mayor Harris asked if we can we get crosswalks on Federal Highway like those in other areas of Fort Lauderdale.

City Manager Baldwin said we can check with FDOT.

Vice-Mayor Harris noted he had already addressed the speeding problem on Federal Highway, and added it is obscene how careless people are.

11.5 Mayor James

Mayor James questioned the Commission's approval of the Tiki Bar, and if they did enough studying to see the type of attractions it was going to bring. It seems to have turned into some sort of moneymaker.

Commissioner Brandimarte noted the approval was for food only for the boaters who had slips in the marina.

Marc LaFerrier, Director of Community Development, said it was approved for a small Tiki Bar. They have expanded their business operations so that it far exceeds the site and what was ever envisioned by the Commission or reviewed by the staff when it was approved.

City Attorney Ansbro again addressed steps that were taken and will be taken to resolve the matter.

Further discussion ensued.

Community Development Director LaFerrier reviewed the various approvals they have received and confirmed staff did not know they do not have a CO. It is the owner's responsibility to request a CO.

City Attorney Ansbro noted he told the owner this would not occur again. The Fire Marshall will inspect the property tomorrow to make sure they comply with codes. A special event permit would be needed in the future for an event like last weekend; they must adhere to police, fire, code, and the noise ordinance requirements.

Lieutenant Suarez noted they received their fire approvals last month, but not for a large crowd.

Mayor James spoke of Commission office space at City Hall; five people should not have to share an office. She would like to have the old BSO space on the second floor dedicated to the Commission.

The Commission directed the City Manager to find office space at City Hall for the Commission.

Mayor James questioned what we are going to do in order to do a better job with our Water Utility Management.

City Manager Baldwin responded it is a very complicated issue; we own the east side utility, the County owns the west side. The County was not interested in buying the utility the last time he asked them. He could contact private companies if the Commission so desires.

Mayor James said she wants on the next agenda incentives for properties to give the Commission more control to negotiate, especially with allowance of maximum heights.

City Attorney Ansbro noted he has already begun drafting the ordinance to do that.

12. Appointments

12.1 Airport Advisory Board

Vice-Mayor Harris appointed: Micheline Peacock

12.2 General Employees Pension Board

The Commission appointed: Dorothy Olive

12.3 Green Advisory Board

Mayor James appointed: Jonathan Porcelli

12.4 Marine Advisory Board

Mayor James appointed: Jonathan Porcelli

12.5 Planning and Zoning Board

The Commission appointed: Tony Suriani as an alternate

12.6 Police and Fire Pension Board – no appointments

City Attorney Ansbro noted the draft ordinance is under review by the State. The Commission designee would be removed and the Commission can appoint any City resident rather than a Commissioner to be on this board.

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

13. Administrative Reports

13.1 City Manager

City Manager Baldwin provided a letter he sent to Bertha Henry in December, and noted the SFWMD appears to be pressuring the County to limit our allocation of water from the Piccolo well field. We are aware of the problem and Dr. Bloetscher is looking into it. The County has no intention of limiting our allocation at the Piccolo plant, and documentation has been given to Ron Book to help us with this issue.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

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

Tuesday, April 25, 2017 - 7:00 p.m. City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 9:10 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 the Parks and Recreation Department for 7 Lifeguard Staff to participate in the USLA (United States Lifesaving Association) National Lifeguard Championships in Daytona Beach, Florida on August 9-13, 2017 (Estimated cost \$1,662.50)

Request from Public Services Director Brad Kaine to attend the Florida APWA (American Public Works Association) Conference in Tallahassee, Florida on May 10-12, 2017 (Estimated cost \$983.10)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Travel Request , Kaine Travel Request



Department of Parks and Recreation

To: Robert Baldwin, City Manager

From: Mark Felicetty, Parks & Recreation Director

By: Michael Huck, Chief Ocean Lifeguard

Date: March 3, 2017

Subject: 2017 USLA National Lifeguard Championships

I would like to request approval for 7 Lifeguard Staff to participate in the USLA (United States Lifesaving Association) National Lifeguard Championship in Daytona Beach on the dates of August 9th through the 13th. This tournament teaches new lifeguard rescue techniques and offers demonstrations of the most current rescue technology and equipment.

Division 72-02 has planned for this event and has sufficient funds in its 55-10 account.

The following is a summary of the cost of the events:

Lodging (2 rooms x 4 nights)	\$816.00
Meals (3 Full-time staff)	796.50
Gasoline - City Vehicle	30.00
<u>Parking</u>	<u>20.00</u>
Total Cost (Estimate)	\$1,662.50

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEES: Michael Huck, Michael Vasta, Cyrus Writer
DEPARTMENT: Parks and Recreation
LOCATION: Daytona Beach, Florida
TRIP/TRAINING DATE: August 9 - August 13, 2017
PURPOSE: 2017 USLA National Lifeguard Championships

CHECK ONE
☐ Certification
☒ General Training
☐ License
☐ Other

Note any overnight or out of state travel events attended in the last 12 months:
 2016 USLA Regional Tournament - Sarasota, FL 7/13/2016 - 7/15/2016

ACCOUNT NO: 001-72-02-572-55-10

COST SUMMARY		
Expense	Description	Estimate
Lodging (2 rms 4 nights @ \$102)	Hilton Daytona Beach Resort/Ocean Walk Village	\$ 816.00
City Vehicle		\$ -
Gasoline - City Vehicle	Round Trip Estimate	\$ 30.00
Per Diem	Huck/Vasta/Writer	\$ 796.50
Self Parking Rate (4 nights @ \$5)		\$ 20.00
TOTAL EXPENSES		\$ 1,662.50

TOTAL ESTIMATED TRAVEL COST **\$ 1,662.50**

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
Michael Huck	<i>Michael Huck</i>	3/3/17
Department Director (print)	Signature	Date
Mark J. Felicity	<i>Mark Felicity</i>	3/3/17
Finance Director (print)	Signature	Date
Nicki Satterfield	<i>Nicki Satterfield</i>	3/7/17
City Manager (print)	Signature	Date
Robert Baldwin	<i>Robert Baldwin</i>	3/10/17

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	<i>Tania A Stevens</i>	3/7/17



The 2017 USLA National Lifeguard and Junior Lifeguard Championships will be held in Daytona Beach, FL from August 9 - 12, 2017. Book your hotel room today.



8/9/2017 to 8/12/2017

When: Wednesday, August 9th - Saturday, August 12th
From 8:00 AM - 6:00 PM

Where: [Map this event »](#)
Daytona Beach, Florida
100 North Atlantic Avenue
Daytona Beach, Florida 32118
United States

Contact: Alan Holt
nationalsinfo@usla.org



[« Go to Upcoming Event List](#)

The 2017 USLA National Lifeguard and Junior Lifeguard Championships will be held in Daytona Beach, FL from August 9 - 12, 2017. Details (including host hotel information) can be found at www.uslanationals.org. Brush up

on your competition rules, train hard and check back often on our website for regularly updated information! Online registration will be available July 1st.

This competition is open to current Professional, Alumnus, Life, and Junior USLA Members. Approved international competitors who are current members of a national lifesaving organization that is a Full Member of the International Life Saving Federation are also eligible to compete, subject to approval. (Send a request for approval to lifesavingsport@usla.org.) Unfortunately, Associate Members are NOT eligible to compete, but we welcome you to attend and cheer our lifesavers on!

Dates:

National Junior Lifeguard & U19 Championships: Wednesday, August 9th

National Lifeguard Adult Championships: Thursday, August 10th - Saturday, August 12th

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US Lifeguard Nationals

Welcome to the US Lifeguard Nationals reservation site!

A block of rooms has been reserved for August 7, 2017 - August 13, 2017. The special room rate will be available until August 17th or until the group block is sold-out, whichever comes first.

Booking a reservation from our site is simple. To begin the process, click on "Book a Room" below to receive your group's preferred rate.

The resort charge for this group has been waived.

Your group will also receive a discounted self parking rate of \$5.00 plus tax per car per night, based on availability.

Please disregard any mention elsewhere of these charges throughout the site.

See you at the Hilton Daytona Beach Resort/Ocean Walk Village in August! We hope you enjoy your stay and your group's event!

Quick and Easy Reservations for Attendees

Attending an event at our hotel? Special room rates have been arranged for this event. Click on the room type below to view room details.

Special Room Rates:

2 QUEEN BEDS OCEANFRONT	rates from 102.00 USD/Night
1 KING BED OCEANFRONT	rates from 102.00 USD/Night
2 QUEEN BEDS POOLVIEW	rates from 102.00 USD/Night
2 QUEEN BEDS OCEANVIEW	rates from 102.00 USD/Night
1 KING BED POOLVIEW	rates from 102.00 USD/Night
1 KING BED OCEANVIEW	rates from 102.00 USD/Night
2 QUEEN BEDS CITYVIEW	rates from 102.00 USD/Night

Check-in Date:

07 August 2017 - 13 August 2017

Book **by August 17th** to reserve your room!

[Terms & Conditions](#)

[Book a Room](#)

Hilton Daytona Beach Resort/Ocean Walk Village



100 North Atlantic Avenue
Daytona Beach, Florida 32110
USA
Tel: +1-386-254-8200
Fax: +1-386-253-0275

Amenities



Set in the heart of the Ocean Walk Village on the 'World's Most Famous Beach,' Hilton Daytona Beach Resort offers stunning views of the Atlantic Ocean and easy access to the thriving seaside attractions and the business district in Daytona Beach. Step out onto the beach for a day in the sun, or relax by the outside pool with a refreshing cocktail in hand. Enjoy diverse dining options and fun daily activities – no need to leave the hotel!

[back to top](#)

[GAS PRICE MAP](#)[TRIP CALCULATOR](#)[GAS PRICE CHARTS](#)[FUEL INSIGHTS](#)[BLOG](#)**Total Trip Cost****\$29.53****Your Savings****\$7.10****Distance**
496 mi**Fuel Used**
13.71 gal

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

PROTECTmyUBER

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

No Fills Required

100 N Atlantic Ave, Daytona Beach, FL 321...

Fill 1	RaceTrac 4535 W New Haven Ave Melbourne, FL	2.11 \$/gal	9.33 gal	\$19.69
Fill 2	Chevron 1850 W Oakland Park Blvd Oakland Park, FL	2.24 \$/gal	4.16 gal	\$9.33
Fill 3	Area Average	2.42 \$/gal	0.21 gal	\$0.51

100 W Dania Beach Blvd, Dania Beach, FL...**Return****Total Trip Cost: \$29.53**

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

Traveler Name: Michael Huck

Description of Trip: 2017 USLA National Lifeguard Championships

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

Destination: Daytona Beach, Florida

First Date of Travel 9-Aug-17

Last Date of Travel 13-Aug-17

	Travel						Travel
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date			9-Aug-17	10-Aug-17	11-Aug-17	12-Aug-17	13-Aug-17
Breakfast 15%				\$ 8.85	\$ 8.85	\$ 8.85	
Lunch 35%				\$ 20.65	\$ 20.65	\$ 20.65	
Dinner 50%				\$ 29.50	\$ 29.50	\$ 29.50	
Total Daily total =	\$ -	\$ -	\$ 44.25	\$ 59.00	\$ 59.00	\$ 59.00	\$ 44.25

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

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

Total Per Diem Due to Traveler \$ 265.50

Meal Exclusions		
Date	Meal Provided	Amount
N/A		

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

Traveler Name: Michael Vasta

Description of Trip: 2017 USLA National Lifeguard Championships

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

Destination: Daytona Beach, Florida

First Date of Travel 9-Aug-17

Last Date of Travel 13-Aug-17

	Travel						Travel
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date			9-Aug-17	10-Aug-17	11-Aug-17	12-Aug-17	13-Aug-17
Breakfast 15%				\$ 8.85	\$ 8.85	\$ 8.85	
Lunch 35%				\$ 20.65	\$ 20.65	\$ 20.65	
Dinner 50%				\$ 29.50	\$ 29.50	\$ 29.50	
Total Daily total =	\$ -	\$ -	\$ 44.25	\$ 59.00	\$ 59.00	\$ 59.00	\$ 44.25

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

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

Total Per Diem Due to Traveler \$ 265.50

Meal Exclusions		
Date	Meal Provided	Amount
N/A		

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

Traveler Name: Cyrus Writer

Description of Trip: 2017 USLA National Lifeguard Championships

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

Destination: Daytona Beach, Florida

First Date of Travel 9-Aug-17

Last Date of Travel 13-Aug-17

	Travel						Travel
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date			9-Aug-17	10-Aug-17	11-Aug-17	12-Aug-17	13-Aug-17
Breakfast 15%				\$ 8.85	\$ 8.85	\$ 8.85	
Lunch 35%				\$ 20.65	\$ 20.65	\$ 20.65	
Dinner 50%				\$ 29.50	\$ 29.50	\$ 29.50	
Total Daily total =	\$ -	\$ -	\$ 44.25	\$ 59.00	\$ 59.00	\$ 59.00	\$ 44.25

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

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

Total Per Diem Due to Traveler \$ 265.50

Meal Exclusions		
Date	Meal Provided	Amount
N/A		

FY 2017 Per Diem Rates for Daytona Beach 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 Daytona Beach 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	
Daytona Beach	Volusia	\$91	\$91	\$91	\$91	\$125	\$125	\$102	\$102	\$102	\$102	\$91	\$91	\$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.

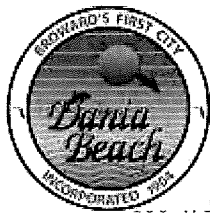
The table also lists the portion of the M&IE rate that is provided for incidental expenses (currently \$5 for all tiers).

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

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

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

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City of Dania Beach

Department of Public Services

1st Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6808 · (954) - 923-1109 (fax)

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: March 22, 2017

RE: Travel to American Public Works Conference 2017

As a Board of Director member of the South Florida Branch/Chair of the Scholarship Committee for the State of Florida American Public Works Association, I would like to represent the city of Dania Beach at the American Public Works Conference in Tallahassee, Florida from May 10th - 12th, 2017.

Total expense for this trip will be approximately \$983.10 and will be paid from Travel and Per Diem Training and Per Diem Account No. 001-39-01-539-40-10.

Recommendation

It is recommended that the City Commission approve a Resolution to authorize travel for Brad Kaine to represent the City of Dania Beach at the American Public Works Conference in Tallahassee, Florida May 10th - 12th, 2017.



**CITY OF DANIA BEACH
PRE-APPROVED CONFERENCE OR TRAINING AUTHORIZATION/RECONCILIATION**

EMPLOYEE: Brad Kaine DEPARTMENT: Public Services

LOCATION: Tallahassee, FL TRIP/TRAINING DATE: May 10-11, 2017

PURPOSE: Florida APWA Expo 2017

☒ OVERNIGHT

☐ OUT OF STATE

☐ AIR TRAVEL

TRAVEL EXPENSES ESTIMATED:(Policy No. 2002-10-1)

REGISTRATION *Attach conference brochure	<u>\$300.00</u>
LODGING (No. of nights <u>2</u> @ <u>145.00</u>)	<u>\$290.00</u>
MEALS (Per Diem) **	<u>\$89.10</u>
TRANSPORTATION	<u>\$304.00</u>
CAR RENTAL *Prior approval of City Manager required	<u>\$0.00</u>
OTHER INCIDENTAL EXPENSES (reimbursable with receipts)	

TOTAL ESTIMATED EXPENSES \$983.10

This seminar is required for: ☐ Certification ☐ License ☐ General Training ☒ Other:

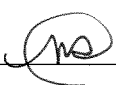
Note any overnight or out of state travel events attended in the last 12 months: REVIEWED
None MAR 22 2017

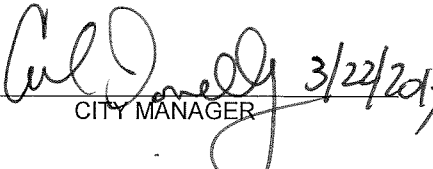
EMPLOYEE SIGNATURE: 

BY: TAS

TRAVEL AUTHORIZATION:


DEPARTMENT DIRECTOR

 3/22/17
FINANCE DIRECTOR

 3/22/2017
CITY MANAGER

If payment is made through City's credit card, please indicate "credit card" under "Date" Column.

RECONCILIATION

	<u>Check Payee</u>	<u>Amount</u>	<u>Date</u>	<u>Actual</u>	<u>Differences</u>
Registration:		\$300.00		\$300.00	
Lodging:		\$290.00		\$290.00	
Transportation:		\$304.00		\$304.00	
Traveler:		\$89.10		\$89.10	
Others:		\$		\$	
Account No:	<u>001-39-01-539-40-10</u>	<u>\$983.10</u>		<u>\$983.10</u>	

** Travel per diem will be issued to employee. Do not charge City's credit card for any meals.

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

Traveler Name: Brad Kaine

Description of Trip: Florida APWA Expo 2017

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

Destination: Tallahassee, Florida

First Date of Travel 10-May-17

Last Date of Travel 12-May-17

	Travel		Travel				
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date			10-May-17	11-May-17	12-May-17		
Breakfast 15%				\$ 8.10			
Lunch 35%				\$ -			
Dinner 50%				\$ -			
Total Daily total =	\$ -	\$ -	\$ 40.50	\$ 8.10	\$ 40.50	\$ -	\$ -

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

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

Total Per Diem Due to Traveler \$ 89.10

Meal Exclusions		
Date	Meal Provided	Amount
11-May-17	Lunch	\$ 18.90
11-May-17	Dinner	\$ 27.00



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Review your trip

- ✓ **Nice Job! You picked one of our best value flights.**
Book now so you don't miss out on this price!

Wed, May 10 From **Miami Intl. (MIA)**
To **Tallahassee Regional (TLH)**



American Airlines

Best Value

10:27am → 11:55am 1h 28m, Nonstop
MIA TLH

[Show flight and baggage fee details ▾](#)

Fri, May 12 From **Tallahassee Regional (TLH)**
To **Miami Intl. (MIA)**



American Airlines

Shortest

12:30pm → 1:54pm 1h 24m, Nonstop
TLH MIA

[Show flight and baggage fee details ▾](#)[◀ Change flights](#)

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Book now for savings up to \$59.86

Book with flight and save \$60



Economy 2/4Door Car from Alamo
1 car Mitsubishi Mirage
Counter in terminal

Book later +\$136
Book with flight + \$76

[Add to trip](#)

Book with flight and save \$57



Compact 2/4Door Car from Alamo
1 car Nissan Versa
Counter in terminal

Book later +\$136
Book with flight + \$79

[Add to trip](#)

Book with flight and save \$58



Midsize 2/4Door Car from Alamo
1 car Hyundai Elantra | Nissan Leaf
Counter in terminal

Book later +\$142
Book with flight + \$85

[Add to trip](#)

Trip savings include any individual item discounts, as well as savings from reduced taxes and service fees.

[View more Cars](#)

Buy this flight and we will give you up to 54% off a hotel for your trip
Our way of saying thanks for using Expedia! - Details available on Flight confirmation

Trip Summary

Traveler 1: Adult ▾ \$304.40
Booking Fee \$0.00

Trip Total: **\$304.40**[Get price alerts](#)[Price Guarantee](#)

Only 2 tickets left at this price!

Rates are quoted in US dollars

🛡️ **Don't forget to add flight protection at checkout.**

📌 Important Flight Information

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

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Monday, May 8

10:30 am - 3:00 pm **Branch Golf Tournament** - *Hilaman Golf Club*

3:30 pm - 5:30 pm **Executive Committee Meeting** - *DoubleTree by Hilton Tallahassee*

Tuesday, May 9

7:30 am - 4:00 pm **Registration Open** - *Civic Center*

8:00 am - 8:30 am **1st Timers Session** - *Civic Center*

8:45 am - 12:15 pm **Technical Sessions** - *Turnbull Center*

12:30 pm - 2:30 pm **Opening Session Lunch with Keynote Speaker** - *Turnbull Center*

2:45 pm - 3:45 pm **Technical Sessions** - *Turnbull Center*

5:00 pm - 6:30 pm **President's Reception** - *DoubleTree by Hilton Tallahassee*

8:00 pm - 9:00 pm **Young Professionals Networking Reception (35 & Under)** - *The Southern Public House*

Wednesday, May 10

Travel

7:00 am - 4:30 pm **Registration Open** - *Civic Center*

7:00 am - 8:00 am **5K Walk/Run** - *Capitol Cascades Trail*

9:00 am - 3:30 pm **Equipment Rodeo** - *Property of City of Tallahassee*

9:00 am - 10:00 am **General Session w/Andrea Eales** - *Turnbull Center*
Director of Government Affairs will offer a session with the Media Affairs Director on Advocacy and Media Relations for Chapters.

10:15 am - 11:15 am **Technical Sessions** - *Turnbull Center*

11:45 am - 12:45 pm **Rodeo Lunch** - *Property of City of Tallahassee*

1:00 pm - 4:30 pm **Technical Sessions** - *Turnbull Center*

5:00 pm - 6:00 pm **Transportation to Shiloh Farms** - *Leaving from DoubleTree by Hilton Tallahassee*

6:00 pm - 9:30 pm **Off-Site Party** - *Shiloh Farms*

Thursday, May 11

Breakfast excluded

7:30 am - 4:00 pm **Registration Open** - *Civic Center*

8:00 am - 10:00 am **Public Works Director Roundtables** - *Civic Center*

9:00 am - 4:00 pm **Exhibit Show Open** - *Civic Center*

12:30 pm - 1:30 pm **Lunch w/Exhibitors** - *Civic Center*

5:00 pm - 6:00 pm **Reception** - *DoubleTree by Hilton Tallahassee*

6:00 pm - 9:00 pm **Awards/Scholarship Banquet** - *DoubleTree by Hilton Tallahassee*

Friday, May 12

Travel Day

10:00 am - 12:00 pm **Branch Training** - *DoubleTree by Hilton Tallahassee*

Trade Show & Meeting Centers:

Host Hotel:

DoubleTree by Hilton Tallahassee
101 S. Adams Street
Tallahassee, FL 32301
850-224-5000

Donald L. Tucker Civic Center
505 W. Pensacola Street
Tallahassee, FL 32301
850-644-7469

Augustus B. Turnbull III Florida
State Conference Center
555 W. Pensacola Street
Tallahassee, FL 32306
850-644-3801

Questions? Please contact Plan Ahead Events - Tampa Bay
P: 727-544-1400 | F: 727-546-1956 | info@pae-tampabay.com



Full Delegates:

Full Delegate Member: **\$300.00** - *Includes all the Meal Functions & Technical Sessions*

Full Delegate Non-Member: **\$500.00** - *Includes all the Meal Functions & Technical Sessions*

Retired Member: **\$125.00** - *Includes all the Meal Functions & Technical Sessions*

If you are not a Member of the APWA and would like to become one, please click on this link <http://www2.apwa.net/membership/PickMembership.asp> for more information on the APWA membership.

Daily Delegates:

Daily Delegate: **\$125.00** (Tuesday, Wednesday or Thursday) - *Technical Sessions Tuesday or Wednesday & Exhibit Show on Thursday - includes lunch w/exhibitors*

2-Day Pass Delegates:

2 Day Pass: **\$195.00** (Tuesday & Wednesday) - *Technical Sessions on Tuesday & Wednesday*

2 Day Pass: **\$195.00** (Tuesday & Thursday) - *Technical Sessions on Tuesday & Exhibit Show on Thursday - includes lunch w/exhibitors*

2 Day Pass: **\$195.00** (Wednesday & Thursday) - *Technical Sessions on Wednesday & Exhibit Show on Thursday - includes lunch w/exhibitors*

Rodeo Participants:

Rodeo Participant: **\$85.00** (Wednesday Only) - *Rodeo Lunch Included*

Rodeo Participant 2 Day Pass: **\$100.00** (Wednesday & Thursday) - *Rodeo Lunch*

Included on Wednesday & Exhibit Show on Thursday - includes lunch w/exhibitors

Speakers:

Full Delegate Speaker **\$300.00 - Includes all the Meal Functions & Technical Sessions**

Day of Presentation: **Free**

Young Professionals:

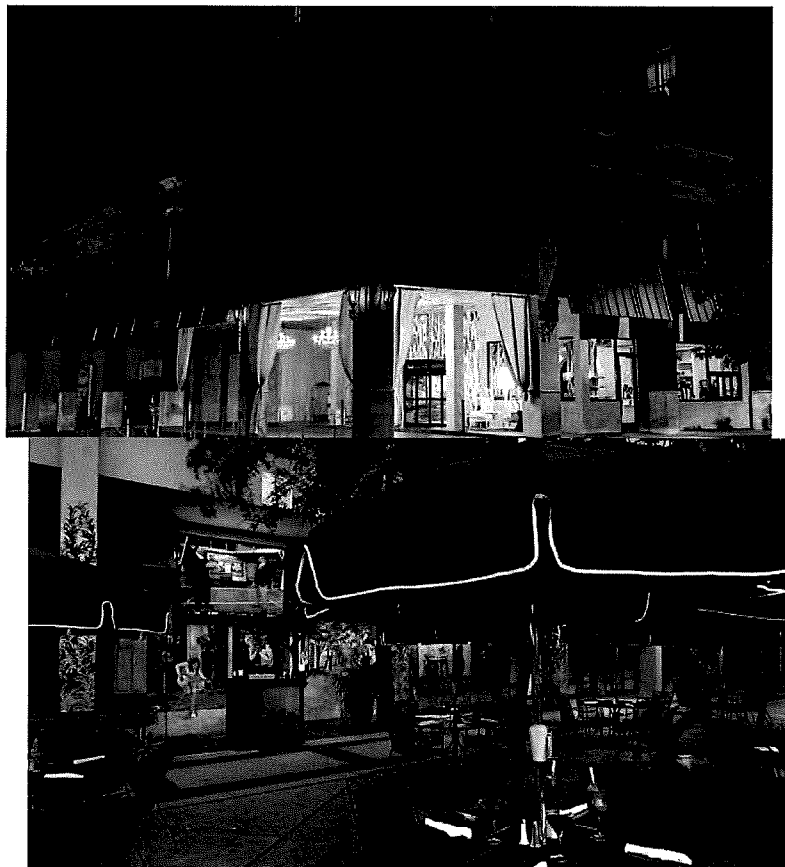
Young Professional Expo Day: **\$10.00 (Access to Technical Sessions and Reception on Tuesday, May 9th)**

Young Professional Reception Only: **Free (must still register)**

**Questions? Please contact Plan Ahead Events - Tampa Bay
P: 727-544-1400 | F: 727-546-1956 | info@pae-tampabay.com**

**DoubleTree by Hilton Hotel Tallahassee**

101 South Adams Street
Tallahassee, Florida 32301



We are pleased to partner with DoubleTree by Hilton as the host hotel for the APWA Florida Chapter 2017 Public Works Expo. A block of rooms has been reserved for May 8-11, 2017. Our group rate at the DoubleTree by Hilton is **\$145.00 per night** and will be available until **April 21, 2017** or until the group block is sold-out, whichever comes first.

Please note, registering for the Expo does not reserve your hotel room. To reserve your room, please call **1-800-222-8733** and let them know you are with the APWA Florida Chapter to secure the group rate.

At A Glance

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

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

Dine at Jacob's On the Plaza to savor steaks and fresh seafood. Order room service or grab a cup of coffee from the Starbucks open each morning in the hotel lobby. Close to all Tallahassee's best attractions and government agencies, Tallahassee hotel is the perfect choice for business and leisure guests.

Hotel Information:

- Check-In: 3:00 pm
- Check-Out: 12:00 pm
- Self Parking: \$12.00 + tax
- Valet Parking: \$15.00 + tax



Meals and Incidental Expenses (M&IE) Breakdown

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

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

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

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

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

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

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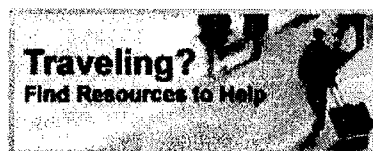
Total	First & Last Day of Travel
\$64	\$48.00
\$69	\$51.75
\$74	\$55.50

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

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FY 2017 Per Diem Rates for Tallahassee Florida

(October 2016 - September 2017)

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

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

The following rates apply for Tallahassee Florida

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

Footnotes

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVE A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA SUPPORTING THE STATE OF FLORIDA HOUSE AND SENATE BILL HB93/S162 WHICH WOULD ALLOW COASTAL MUNICIPALITIES IN FLORIDA WITH A POPULATION OF LESS THAN 100,000 TO CREATE A PILOT PROGRAM TO REGULATE OR BAN DISPOSABLE PLASTIC BAGS AND TO LESSEN THE NEGATIVE IMPACT OF SINGLE-USE PLASTIC BAGS ON THE ENVIRONMENT OF SUCH COMMUNITIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution

RESOLUTION NO. 2017-026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA SUPPORTING THE STATE OF FLORIDA HOUSE AND SENATE BILL HB93/S162 WHICH WOULD ALLOW COASTAL MUNICIPALITIES IN FLORIDA WITH A POPULATION OF LESS THAN 100,000 TO CREATE A PILOT PROGRAM TO REGULATE OR BAN DISPOSABLE PLASTIC BAGS AND TO LESSEN THE NEGATIVE IMPACT OF SINGLE-USE PLASTIC BAGS ON THE ENVIRONMENT OF SUCH COMMUNITIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach, Florida is diligent in its efforts to preserve the environment for the residents, businesses and visitors to the City; and

WHEREAS, plastic bags are found to be environmentally detrimental because they do not fully degrade in oceans or land environments; they introduce unsafe chemicals into the environment and create the potential for injury and death to both land and marine animals through entanglement and ingestion; and

WHEREAS, the expansive usage of single-use shopping bags and their disposal creates an impediment to the City's waste reduction and recycling goals while creating unsightly litter; and

WHEREAS, reusable bags are considered to be a desirable option to reduce waste and litter, to protect wildlife and to conserve resources; and

WHEREAS, the City Commission acknowledges that some businesses have taken affirmative steps to move towards use of reusable shopping bags and recognizes the proactive efforts of such businesses; and

WHEREAS, it is in the public interest for the Florida Legislature to address the proliferation of single-use shopping bags; and

WHEREAS, a Florida legislative bill, HB93/S162, is under consideration in the 2017 Session of the Florida Legislature which would allow coastal municipalities in Florida with populations of less than 100,000 to create a pilot program to regulate or ban disposable plastic bags and to lessen the negative impact of single-use plastic bags on the environment of such communities; and

WHEREAS, the City supports the adoption of HB93/S162;

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

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

Section 2. That the City Commission of the City of Dania Beach, Florida is committed to the long-term goal of reducing the harm of pollution attributed to the improper disposal of plastic products and is committed to ensuring a thriving, attractive and safe environment for current and future residents, businesses and tourists. To that end, the City supports initiatives to lessen the negative impact of single-use plastic bags and specifically, supports the promotion of reusable shopping bags as a desirable alternative to use of single-use plastic bags.

Section 3. That the City supports the adoption by the Florida Legislature of HB93/S162 to allow coastal municipalities in the State of Florida to participate in a proposed pilot program which would allow coastal municipalities in Florida with populations of less than 100,000 to create a pilot program to regulate or ban disposable plastic bags and to lessen the negative impact of single-use plastic bags on the environment of such communities.

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

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

PASSED AND ADOPTED on March 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE GASOLINE AND DIESEL FUEL FROM PORT CONSOLIDATED, INC. UNDER SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING CO-OP GROUP BID, RFP E-13-17, IN AN AMOUNT THAT EXCEEDS THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) PER FISCAL YEAR; AUTHORIZING SUCH PURCHASES TO BE WITHIN THE RESPECTIVE DEPARTMENTS APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, Resolution, EXHIBIT A



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

FROM: Robert Baldwin, City Manager

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

DATE: March 17, 2017

RE: Approval of Resolution for Gasoline and Diesel Fuel Purchase from
Port Consolidated Inc.

Introduction and Background

Public Services is requesting approval of a resolution for gasoline and diesel fuel purchases from Port Consolidated Inc. using Southeast Florida Governmental Purchasing Cooperative Group, RFP E-13-17 using current available pricing and terms.

The funding for purchase of gasoline and diesel is planned and appropriated in the approved annual City Budget and all Department purchases shall be subject to and made within the respective Departments' approved level of its annual budget appropriation. Staff recommends approval.

The initial term of this agreement will be for three (3) years with one (1) two (2) year optional extension. This contract will exceed the annual \$25,000.00 vendor threshold each year but remain subject to approved annual budget appropriations.



City of Dania Beach

Department of Public Services

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) 923-1109 (Fax)

Recommendation

Staff recommends that the City Commission approves the resolution for Port Consolidated Company under the terms and conditions therein and authorize the City Manager to execute the necessary contracts.

RESOLUTION NO. 2017-027

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE GASOLINE AND DIESEL FUEL FROM PORT CONSOLIDATED, INC. UNDER SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING CO-OP GROUP BID, RFP E-13-17, IN AN AMOUNT THAT EXCEEDS THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) PER FISCAL YEAR; AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City Manager has determined that it is necessary to purchase gasoline and diesel for the City's vehicle and equipment fleet; and

WHEREAS, the City of Pompano Beach, as lead agency for the Southeast Florida Government Purchasing Co-op Group, competitively bid and awarded a contract, and entered into a three year agreement with Port Consolidated on March 15, 2017;

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

Section 1. That the City Manager is authorized to enter into an agreement with Port Consolidated, Inc. under Southeast Florida Governmental Purchasing Co-Op Group Bid, RFP E-13-17 for an initial contract term of three (3) years with an option for one (1) additional two (2)

year extension, a copy of which Bid is attached as Exhibit ‘A’ and incorporated into this Resolution.

Section 2. That the proper City officials are authorized to execute a contract with the company, provided, however, that no contract will become effective unless and until City officials complete their execution of it.

Section 3. That the funding for purchase of gasoline and diesel fuel is authorized in an amount exceeding the annual vendor threshold of Twenty Five Thousand Dollars (\$25,000.00).

Section 4. That funding for this purchase is planned and appropriated in the approved City Budget and all Department purchases shall be subject to and made within the respective Departments’ approved level of their annual budget appropriation.

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

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

PASSED AND ADOPTED on March 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



**Southeast Florida Governmental Purchasing
Cooperative Group**

CONTRACT AWARD

Please complete each of the applicable boxes and submit with bid documents, award notices and tabulations to lpiper@myboca.us for placement on the NIGP SEFL website Cooperative contract page.

BID/RFP No. RFP E-13-17

Description/Title: UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP

Initial Contract Term: Start Date: March 15, 2017 End Date: March 14, 2020

Renewal Terms of the Contract: 1 (No. of Renewals) Renewal Options for 2 years (Period of Time)

Renewal No. 1 Start Date: March 15, 2020 End Date: March 14, 2022

Renewal No. Start Date: End Date:

Renewal No. Start Date: End Date:

SECTION #1 VENDOR AWARD

Vendor Name: Port Consolidated Inc.
Vendor Address: 3141 Se 14th Ave.
Contact: Don Carlton, President
Phone: 800-683-5823 Fax: 954-527-1191
Cell/Pager: Email Address: cspev@portconsolidated.com;
Website: FEIN: 59-1173292

SECTION #2 AWARD/BACKGROUND INFORMATION

Award Date: March 15, 2017 Resolution/Agenda Item No.:
Insurance Required: Yes X No
Performance Bond Required: Yes No

SECTION #3 LEAD AGENCY

Agency Name: City of Pompano Beach
Agency Address: 100 W Atlantic Blvd, Pompano Beach, FL 33060
Agency Contact: Antonio Pucci Email antonio.pucci@copbfl.com
Telephone: 954-786-5504 Fax:

Orig. 19

ORDINANCE NO. 2017- 32

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND PORT CONSOLIDATED, INC. FOR THE PURCHASE OF UNLEADED GASOLINE AND DIESEL FUEL, WITH THE CITY OF POMPANO ACTING AS THE LEAD AGENCY FOR THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pompano Beach, acting as lead agency for the Southeast Florida Governmental Purchasing Cooperative Group, enters into a contract with Port Consolidated, Inc. for the purchase of unleaded gasoline and diesel fuel, in accordance with the pricing, terms and conditions of RFP E-13-17; and

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

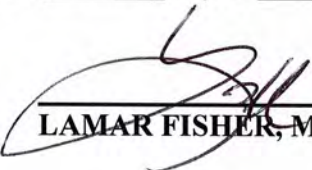
SECTION 2. That the proper City officials are hereby authorized to execute said Agreement with Port Consolidated, Inc. pursuant to RFP E-13-17.

SECTION 3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. This Ordinance shall become effective upon passage.

PASSED FIRST READING this 28th day of February, 2017.

PASSED SECOND READING this 14th day of March, 2017.



LAMAR FISHER, MAYOR

ATTEST:



ASCELETA HAMMOND, CITY CLERK

/jrm
2/16/17
L:ord/2017-132

Orig 19

CONTRACT

THIS AGREEMENT is made and entered into this 15th day of March, 2017, by the CITY OF POMPANO BEACH, hereinafter referred to as "City" and PORT CONSOLIDATED, INC., a Florida corporation, hereinafter referred to as "Contractor."

WHEREAS, City requires services which Contractor is capable of providing, under the terms and conditions hereinafter described or referenced; and

WHEREAS, Contractor is able and prepared to provide such services as City does hereinafter require, under those terms and conditions set forth; and

WHEREAS, the City of Pompano Beach is acting as lead agency for the Southeast Florida Governmental Purchasing Cooperative Group, and the City enters into a contract with Port Consolidated, Inc. for the purchase of unleaded gasoline and diesel fuel, in accordance with the pricing, terms and conditions of RFP E-13-17; and

WHEREAS, Contractor agrees to provide all members of the Southeast Florida Governmental Purchasing Cooperative Group with the same pricing as the City of Pompano Beach.

NOW, THEREFORE, in consideration of those mutual promises and the terms and conditions set forth hereafter, the parties agree as follows:

1. Contract Documents. The Contract Documents consist of this Agreement; Exhibit "A" – RFP E-13-17; Exhibit "B" – Proposal of Port Consolidated, Inc.; Exhibit "C" – Rate Schedule; and all written change orders and modifications issued after execution of this Agreement. These form the Contract and all are as fully a part of the Contract as if attached to this Agreement or repeated herein.

2. Purpose. City hereby contracts with Contractor to provide for the purchase of unleaded gasoline and diesel fuel upon the terms and conditions herein set forth and the Contract Documents.

3. Scope of Work. Contractor will provide the services to be rendered as set forth in Exhibit "A" (RFP E-13-17), attached hereto and by reference incorporated herein and made a part hereof. Contractor agrees to provide all members of the Southeast Florida Governmental Purchasing Cooperative Group, as listed in Attachment "B" of RFP E-13-17, ("Participating Agencies"), and as may be added during the period of this Agreement, with the same pricing as the City of Pompano Beach.

4. Term of Contract. This Contract shall be for a term of three (3) years or less beginning with the date this Contract is fully executed by both parties.

5. Renewal. In the event City determines the Contractor to be in full compliance with this contract and Contractor's performance to be satisfactory, then City, with City Commission approval, shall have the option to renew this contract for an additional period of two (2) years upon the written consent of both the City and the Contractor, and provided that City will provide notification within sixty (60) days of termination date of its intention.

6. Maximum Obligation. City agrees to pay Contractor in consideration for its products and services described herein. It is the intention of the parties hereby to insure that unless otherwise directed by the City in writing, Contractor will continue to provide services as specified in Exhibit "A" for the term of the contract. City shall be responsible only for payment for products and services provided to City and not for purchases from Contractor by Participating Agencies.

7. Price Formula. City agrees to pay Contractor for performance of the services set forth in this Agreement as set forth in the Rate Schedule attached hereto as Exhibit "C" and incorporated herein.

8. Invoices. Contractor shall submit the invoices to City and Participating Agencies for their agency's purchases only, and payments made in the manner provided in Paragraph U.11 of RFP E-13-17. All payments by the City and Participating Agencies, shall be made after the service has been provided.

9. Disputes.

A. Any factual disputes between City and the Contractor in regard to this Agreement shall be directed to the City Manager for the City, and such decision shall be final.

B. Any action brought against either party to enforce this Agreement will be brought in Broward County, Florida.

10. Communications. All notices hereunder and communications with respect to this Agreement shall be effective upon the mailing thereof to the persons named below.

If to Contractor: Port Consolidated, Inc.
Donald R. Carlton, Jr., President
P. O. Box 350430
Fort Lauderdale, Florida 33335

If to City: City of Pompano Beach
City Manager
P. O. Box 1300
Pompano Beach, Florida 33060

11. Information and Documents. All information, data, reports, as are existing, if any, and necessary for carrying out the work as outlined in Exhibit "A" hereof, shall be furnished to Contractor without charge by City, and City shall cooperate in the carrying out of the work without undue delay.

12. Termination. This Agreement may be terminated pursuant to Paragraph Q of RFP E-13-17.

13. Force Majeure. Contractor shall not be held responsible for losses, delays, failure to perform or excess costs caused by events beyond the control of the Contractor. Such events may include, but are not restricted to the following: Acts of God; fire, epidemics, earthquake, flood or other natural disaster; acts of the government; riots, strikes, war or civil disorder; unavailability of fuel.

14. Insurance. Throughout the term of this Agreement, Contractor shall procure and maintain liability insurance in the type and amounts set forth in RFP E-13-17 attached hereto. Such insurance shall specify that it is issued on an "occurrence" basis. Contractor shall name City as additional insured on said policies and shall provide evidence of such insurance. Such policies shall provide that they may not be canceled without at least thirty (30) days' notice to City.

15. Indemnity. The Contractor shall defend, indemnify and hold the City, all Participating Agencies in the Purchasing Cooperative Group, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. The parties agree that one percent (1%) of the total compensation paid to Contractor for the work of the contract shall constitute specific consideration to Contractor for the indemnification to be provided under the contract. Nothing in this Agreement shall be construed to affect in any way the rights, privileges and immunities of the City and agencies, as set forth in Section 768.28, Florida Statutes.

16. Assignment. Contractor shall not assign all or any portion of this Agreement without the prior written consent of the City, and it is agreed that said consent must be sought in writing by Contractor not less than fifteen (15) days prior to the date of any proposed assignment.

17. Performance Under Law. The Contractor, in the performance of duties under the Agreement, agrees to comply with all applicable local, state and/or federal laws and ordinances including, but not limited to, standards of licensing, conduct of business and those relating to criminal activity.

18. Audit and Inspection Records. The Contractor shall permit the authorized representatives of the City to inspect and audit all data and records of the Contractor, if any, relating to performance under the contract until the expiration of three years after final payment under this contract.

The Contractor further agrees to include in all his subcontracts hereunder a provision to the effect that the subcontractor agrees that City or any of their duly authorized representatives shall, until the expiration of three years after final payment under the subcontractor, have access to and the right to examine any directly pertinent books, documents, papers and records of such subcontractor, involving transactions related to the subcontractor.

19. Adherence to Law. Both parties shall adhere to all applicable laws governing their relationship with their employees including, but not limited to, laws, rules, regulations and policies

concerning worker's compensation, unemployment compensation and minimum wage requirements.

20. Independent Contractor. The Contractor shall be deemed an independent Contractor for all purposes, and the employees of the Contractor or any of its contractors, subcontractors and the employees thereof, shall not in any manner be deemed to be employees of City. As such, the employees of the Contractor, its Contractors or subcontractors, shall not be subject to any withholding for tax, social security or other purposes by City, nor shall such Contractor, subcontractor or employee be entitled to sick leave, pension benefits, vacation, medical benefits, life insurance, workers or unemployment compensation or the like from City.

21. Ordering and Payment. It is understood and agreed that the City of Pompano Beach is not a legally bound party to any contractual agreement made between any other agency and the Contractor as a result of this Agreement or purchases made between other agencies. After award of contract to Contractor, the City reserves the right to issue purchase orders in accordance with the terms of this contract.

22. Mutual cooperation. The Contractor recognizes that the performance of this contract is essential to the provision of vital public services and the accomplishment of the stated goals and mission of City. Therefore, the Contractor shall be responsible to maintain a cooperative and good faith attitude in all relations with City and shall actively foster a public image of mutual benefit to both parties. The Contractor shall not make any statements or take any actions detrimental to this effort.

23. Public Records.

A. The City of Pompano Beach is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law, as amended. Specifically, the Contractor shall:

1. Keep and maintain public records required by the City in order to perform the service.

2. Upon request from the City's custodian of public records, provide the City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City.

4. Upon completion of the contract, transfer, at no cost to the City, all public records in possession of the Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps

and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.

B. Failure of the Contractor to provide the above described public records to the City within a reasonable time may subject Contractor to penalties under 119.10, Florida Statutes, as amended.

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
100 W. Atlantic Blvd., Suite 253
Pompano Beach, Florida 33060
(954) 786-4611
RecordsCustodian@copbfl.com**

24. Governing Law. This Agreement has been and shall be construed as having been made and delivered within the State of Florida, and it is agreed by each party hereto that this Agreement shall be governed by the laws of the State of Florida, both as to interpretation and performance. Any action at law, or in equity, shall be instituted and maintained only in courts of competent jurisdiction in Broward County, Florida.

25. Waiver. Any waiver of any breach of the covenants herein contained to be performed by Contractor shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent the City from declaring a forfeiture for any succeeding breach either of the same condition or covenant or otherwise.

26. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

27. Headings. The headings or titles to sections of this Agreement are not part of the Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

28. Severability. Should any provision of this Agreement or the applications of such provisions be rendered or declared invalid by a court action or by reason of any existing or subsequently enacted legislation, the remaining parts of provisions of this Agreement shall remain in full force and effect.

The City hereby promises and agrees with the Contractor to employ and does employ the Contractor to provide the materials, if any, and to do and cause to do and be done the above-described work and to complete and finish the same according to the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices hereto attached, at the time and in the manner and upon the conditions provided for in this contract.

The Contractor for himself and for his heirs, executors, administrators, successors and assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

It is further provided that no liability shall be attached to the City by reason of entering into this contract, except as expressly provided herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year hereinabove written.

Witnesses:

CITY OF POMPANO BEACH

Christine Kendel

By:

Lamar Fisher
LAMAR FISHER, MAYOR

Shirley R. Bartholomew

By:

Gregory P. Harrison
GREGORY P. HARRISON, CITY MANAGER

Attest:

Asceletha Hammond

ASCELETA HAMMOND, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

Mark E. Berman
MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of March, 2017, by **LAMAR FISHER** as Mayor, **GREGORY P. HARRISON** as City Manager, and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:



Kervin Alfred
NOTARY PUBLIC, STATE OF FLORIDA
(Name of Acknowledger Typed, Printed or Stamped)

"CONTRACTOR"

PORT CONSOLIDATED, INC.
a Florida corporation

Witnesses:

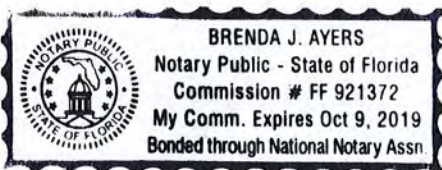
Joseph R. Jiska
(Print or Type Name)
Karen Alvarez
(Print or Type Name)

By: Donald R. Carlton Jr.
Print Name: Donald R. Carlton Jr.
Title: President
Business License No. 795 718

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22 day of FEBRUARY, 2017, by DONALD R. CARLTON JR. as PRESIDENT of PORT CONSOLIDATED, INC., a Florida corporation on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:



Brenda J. Ayers
NOTARY PUBLIC, STATE OF FLORIDA
(Name of Acknowledger Typed, Printed or Stamped)
FF 921372
Commission Number

/jrm
2/21/17
l:agr/genl srvs/2017-382



Florida's Warmest Welcome

**CITY OF POMPANO BEACH
REQUEST FOR PROPOSALS
E-13-17**

**UNLEADED GASOLINE & DIESEL FUEL
FOR SOUTHEAST FLORIDA GOVERNMENTAL
PURCHASING COOPERATIVE GROUP**

**RFP OPENING: January 20, 2017 2:00 P.M.
PURCHASING OFFICE
1190 N.E. 3RD AVENUE, BUILDING C (Front)
POMPANO BEACH, FLORIDA 33060**



SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE

TO OUR PROSPECTIVE CONTRACTORS:

The attached Invitation for Bid or Request for Proposal represents a cooperative procurement for the Southeast Florida Governmental Purchasing Cooperative.

For the past several years, approximately forty-five (45) government entities have participated in Cooperative Purchasing in Southeast Florida. The Southeast Florida Governmental Purchasing Cooperative was formed in an effort to provide cost savings and cost avoidances to all entities by utilizing the buying power of combined requirements for common, basic items.

The Government Agencies participating in this particular procurement and their respective delivery locations are listed in the attached document.

Southeast Florida Governmental Purchasing Cooperative Procurement Operational Procedures:

- All questions concerning this procurement should be addressed to the issuing agency, hereinafter referred to as the "lead agency". All responses are to be returned in accordance with the instructions contained in the attached document. Any difficulty with participating agencies referenced in this award must be brought to the attention of the lead agency.
- Each participating governmental entity will be responsible for awarding the contract, issuing its own purchase orders, and for order placement. Each entity will require separate billings, be responsible for payment to the Contractor(s) awarded this contract, and issue its own tax exemption certificates as required by the Contractor.
- The Contract/purchase order terms of each entity will prevail for the individual participating entity. Invoicing instructions, delivery locations and insurance requirements will be in accordance with the respective agency requirements.
- Any reference in the documents to a single entity or location will, in fact, be understood as referring to all participating entities referenced in the documents and cover letter unless specifically noted otherwise.
- The awarded Contractor(s) shall be responsible for advising the lead agency of those participants who fail to place orders as a result of this award during the contract period.
- The Contractor(s) shall furnish the Lead Agency a detailed Summary of Sales semi-annually during the contract period. Sales Summary shall include contract number(s), contractor's name, the total of each commodity sold during the reporting period and the total dollar amount of purchases by commodity.
- Municipalities and other governmental entities, which are not members of the Southeast Florida Governmental Purchasing Cooperative, are strictly prohibited from utilizing any contract or purchase order resulting from this bid award. However, other Southeast Florida Governmental Purchasing Cooperative members may participate in their contract for new usage, during the contract term, or in any contract extension term, if approved by the lead

agency. New Southeast Florida Governmental Purchasing Cooperative members may participate in any contract on acceptance and approval by the lead agency.

- None of the participating governmental entities shall be deemed or construed to be a party to any contract executed by and between any other governmental entity and the Contractor(s) as a result of this procurement action.

I. "WORKING TOGETHER TO REDUCE COSTS"

December 20, 2016

CITY OF POMPANO BEACH, FLORIDA
REQUEST FOR PROPOSALS
E-13-17
UNLEADED GASOLINE & DIESEL FUEL
FOR SOUTHEAST FLORIDA GOVERNMENTAL
PURCHASING COOPERATIVE GROUP

The City of Pompano Beach, hereinafter referred to as CITY, is seeking proposals from qualified firms to provide unleaded gasoline and diesel fuel to participating members of the Southeast Florida Governmental Purchasing Cooperative Group.

The City will receive sealed proposals until **2:00 p.m. (local), January 20, 2017**. Proposals must be submitted electronically through the eBid System on or before the due date/time stated above. Any proposal received after the due date and time specified, will not be considered. Any uncertainty regarding the time a proposal is received will be resolved against the Proposer.

Proposer must be registered on the City's eBid System in order to view the solicitation documents and respond to this solicitation. The complete solicitation document can be downloaded for free from the eBid System as a pdf at: <https://pompanobeachfl.ionwave.net/CurrentSourcingEvents.aspx>. The City is not responsible for the accuracy or completeness of any documentation the Proposer receives from any source other than from the eBid System. Proposer is solely responsible for downloading all required documents. Responses will be electronically unsealed in a public forum and read aloud.

Introduction

The intent of this solicitation is to establish an annual, open-end contract for the purchase of unleaded gasoline and diesel fuel, as and when needed. The City is acting as the lead agency for the Southeast Florida Governmental Purchasing Cooperative, and this solicitation includes the requirements of both the City and the participating agencies named herein. Any reference to a single agency or location will in fact, be understood as referring to all participating agencies referenced in the documents unless specifically noted otherwise.

A. Objectives

1. Contract for diesel and unleaded gasoline products with suppliers that have access to volumes of substantial petroleum products at Port Everglades either via contractual allocations or direct ownership, and have proven stable business operations, including provisions for delivery capabilities, business continuity and supply to the participating agencies in emergency situations.
2. Obtain the fuels at competitive market rates.

B. Scope Of Services

Attachment "A" – Specifications and Requirements

Attachment "B" – Locations of Participating Agencies fuel locations and contact personnel.

C. Participating Agencies

	Agency Name	Address	Contact Person	Phone #
1	Broward County	1 University Drive Plantation, FL 33301	Alfred Clauson	954 357-6477
2	Boca Raton, City of	201 W. Palmetto Park Rd. Boca Raton, FL 33432	Lynne Piper	561 393-7878
3	Coconut Creek, City of	4900 W Copans Rd Coconut Creek, FL 33063	Lorie Messer	954 956-1584
4	Cooper City, City of	9090 SW 50 Place Cooper City, FL 33328	Kerri-Anne Fisher	954 434-4300 x268
5	Coral Springs, City of	4181 NW 121 Ave Coral Springs, FL 33065	Alan DiStefano	954 345-2235
6	Dania Beach, City of	100 W Dania Beach Blvd Dania Beach, FL 33004	Ronnie Navarro	954 924-6808
7	Davie, Town of	6591 Orange Dr Davie, FL 33314	Brian O'Connor	954 797-1016
8	Deerfield Beach, City of	401 SW 4 th St. Deerfield Beach, FL 33441	Ivelsa Guzman	954 480-4486
9	Ft. Lauderdale, City of	100 N Andrews Ave. Ft. Lauderdale, FL 33301	Sandy Leonard	954 828-5781
10	Green Acres, FL	5800 Melaleuca Lane Green Acres, FL 33463	Monica Powery	561 642-2089
11	Hallandale Beach, City of	400 S Federal Highway Hallandale Beach, FL 33009	Andrea Lues	954 457-1332
12	Hillsborough Beach, Town of	1210 Hillsboro Mile Hillsborough Beach, FL 33062	Jim Pugliese	954-427-6600
13	Hollywood, City of	2600 Hollywood Blvd. Hollywood, FL 33020	Paul Bassar	954 921-3552
14	Lauderdale Lakes, City of	3463 NW 43 Ave. Lauderdale Lakes, FL 33319	Robin Soodeen	954 535-2758
15	Lauderhill, City of	1919 NW 55 th Ave. Lauderhill, FL 33319	Manny Cerezo	954 790-2966
16	Lighthouse Point, City of	4730 NE 21st Terrace Lighthouse Point, FL 33064	Charles Schramm	954 946-7386
17	Margate, City of	5790 Margate Blvd Margate, FL 33063	Spencer Shambray	954 935-5341
18	Miami, City of	444 SW 2 nd Ave, 6 th Flr. Miami, FL 33130	Eduardo Falcon	305 416-1901
19	Miami Gardens, City of	18605 NW 27 Ave. Miami Gardens, FL 33055	Tom Ruiz	305 622-8000

20	Miramar, City of	13900 Pembroke Rd. Miramar, FL 33027	Alicia Ayum	954 602-3121
21	N Miami, City of	776 NE 125 St. N Miami, FL 33161	Alberto Destrade	305 895-9886
22	N Miami Beach, City of	2101 NE 159th Street, N Miami Beach, FL 33162	Joel Wasserman	305 948-2946
23	North Palm Beach, Village of	645 Prosperity Farms Road N. Palm Beach, FL 33408	Susanne Hachigian	561 841-3375
24	Palm Beach, Town of	951 Old Okeechobee Rd. West Palm Beach, FL 33401	Adis Pedraza	561 227-7000
25	Palm Springs, Village of	226 Cypress Lane Palm Springs, FL 33461	Ken Dye	561 965-5770
26	Pembroke Park, Town of	3150 SW 52 nd Ave. Pembroke Park, FL 33023	Todd Larson	954 966-4600 Ext. 238
27	Pembroke Pines, City of	13975 Pembroke Rd Pembroke Pines, FL 33027	Mark Gomes	954 518-9020
28	Plantation, City of	400 NW 73rd Avenue Plantation, FL 33317	Charles Spencer	954 797-2647
29	Pompano Beach, City of	1190 NE 3 rd Ave, Bldg C Pompano Beach, FL 33060	Jeff English	954 786-4098
30	Riviera Beach, City of	2051 MLK Blvd. Ste. 310 Riviera Beach, FL 33404	Rebecca Reed	561 882-1809
31	School Board, Broward Cty	7720 W Oakland Park Blvd. #323, Sunrise, FL 33351	Al Shelton	754 321-0520
32	School District, Palm Beach County	3300 Forest Hills Blvd. West Palm Beach, FL 33406	Morris Simpson	561 434-8172
33	Sheriffs Office, Broward County	2601 West Broward Blvd Ft Lauderdale, FL 33312	Rick Torres	954 831-8170
34	Southwest Ranches, Town of	13400 Griffin Road Southwest Ranches, FL 33330	Sandy Luongo	954 343-7476
35	Sunrise, City of	10770 Oakland Pk Blvd, 3rd Flr Sunrise, FL 33351	Wendy Lorenzo	954 572-2485
36	Tamarac, City of	7525 N.W. 88 th Ave. Tamarac, FL 33321	Keith Glatz	954 597-3567
37	West Palm Beach, City of	401 Clematis Street W Palm Beach, FL 33401	Nate Rubel	561 822-2109
38	Weston, City of	2599 S Post Road Weston, FL 33327	Karl Thompson	954 385-2600
39	Wilton Manors, City of	524 NE 21 Ct. Wilton Manors, FL	David Archacki	954 390-2190

D. Term of Contract

The initial contract period shall be one year, commencing upon award by the appropriate City officials.

The City reserves the right to renew this agreement for four (4) additional one-year periods subject to vendor acceptance, satisfactory performance, and determination that renewal will be in the best interest of the City. All terms, prices and conditions shall remain firm for the initial period of the contract, and any renewal period. Renewals may be approved and executed by the City Manager or their designee.

The City may require additions or deletions of participating agencies. This may entail additional agencies and locations, and/or deletion of previous participating agencies. The Contractor shall serve all required additions or deletions, as requested by the City, according to the terms and conditions of the solicitation.

In the event delivery/service is scheduled to end because of the expiration of this contract, the Contractor shall continue to deliver/service upon the request of the General Services Director. The extension period shall not extend for more than ninety (90) days beyond the expiration date of the existing contract. The Contractor shall be compensated for the product/service at the rate in effect when this extension clause is invoked by the City.

E. Required Proposal Submittal

Submission/Format Requirements

Sealed proposals shall be submitted electronically through the eBid System on or before the due date/time stated above. Proposer shall upload response as one (1) file to the eBid System. The file size for uploads is limited to 100 MB. If the file size exceeds 100 MB the response must be split and uploaded as two (2) separate files.

Information to be included in the proposal: In order to maintain comparability and expedite the review process, it is required that proposals be organized in the manner specified below, with the sections clearly labeled:

1. Cover letter: A cover letter signed by an authorized representative of the firm. The letter should present an overview of the Proposer's organization and will include the firm name, address, principal contact person for this proposal, e-mail address, phone number, and fax number. A brief description of the firm's history and corporate affiliations.
2. Qualifications, capabilities, and experience: Qualifications and specialized experience of proposer for providing the type of products described in the Specifications and Requirements (Attachment "A") of this RFP.
 - a. State proposer's capability to provide these types of products on a local (Port Everglades) and regional/national level.

- b. List of representative current customers comparable in size and scope to this RFP for which the Proposer is providing petroleum products. The list should include the name and address of each client's contact person, telephone and fax numbers, e-mail address and a general description of the existing business relationship.
3. Personnel: Identify the proposed contact persons and telephone numbers for ordering services, for invoicing questions, and other key (customer service) personnel that will be assigned to this account.
4. Address how Proposer will ensure its contractual obligation to the Co-Op. Include any contractual obligations to supply fuel to other entities that could affect the Co-Op's supply of fuel. If Proposer is a fuel distributor (not a fuel terminal operator) also provide proof of monthly fuel sale volumes, including copies of any Letter of Intent or contractual agreements with terminal operators.
5. Obligations of the participating agencies: Describe the requirements (operational, legal, agreements, insurance, etc.) for the sale and delivery of petroleum products. Copies of any and all required terms and conditions, agreements, notices, or procedural descriptions should be attached to the proposal response. Proposers should describe in detail any product volume purchase requirements which would be required of **each participating agency** on a monthly basis.
6. ***Contingency plan of action. Firms should describe a plan of action to assure product availability (including requirements for additional products before and after an emergency situation), and avoid disruption of supply during any emergency situation (e.g. hurricanes). Describe your storage and distribution logistics plan to include but not be limited to: ownership or control of storage facilities in the Tri-County area, agreements or partnerships with fuel transportation providers to supplement existing delivery capabilities, redundant communication capabilities, and emergency power generation. Availability of fuels at other terminals on a regional basis should also be described in this plan of action submittal.***
7. Price Proposal: Submit your firm, fixed price proposal for providing all services, materials, etc. required for sale of petroleum products as outlined on Attachment A-item 2 "pricing methodology" with the proposal response.
8. Alternate Proposals:
 - a. An option is afforded to all proposers to submit, in addition to their original proposal, an alternate proposal, which excludes the provision of transportation services for the petroleum products, included in this RFP. Transportation services would be the responsibility of that participating agency, typically with vehicles owned and operated by the agency. Proposers wishing to submit on this basis should clearly indicate in the alternative proposal response the discount from the differential provided in the pricing pages and any requirements to be met by the participating agency, such as insurance provisions to be supplied and certifications for vehicles and operators.

- b. For the potential use of some participating agencies, the opportunity is afforded to all proposers to provide the option to pre-arrange purchase of fixed volume(s) of product(s) at a fixed price from time to time thereby assuring:
 - i. Product availability of fixed volume(s) on a ratable basis over a defined period of time, presumable in monthly increments.
 - ii. Established pre-agreed fixed pricing point(s) for product(s) during that established period of time, regardless of market conditions.

Proposers wishing to provide an alternate proposal on a fixed volume/fixed price basis should provide minimum and, if applicable, maximum monthly volumes applicable or percentage of agency estimated ratable demand that could be contracted for on this basis. If available, provide a copy of standard terms and conditions that would generally apply to such a transaction.

9. Addenda, Additional Information:

Any addenda or answers to written questions supplied by the City to potential proposers become part of this Request for Proposal and any resulting contract. The proposal form should be signed by an authorized company representative, dated and returned with the proposal.

10. Contract with Participating Agencies:

No negotiations, decisions or action shall be initiated or executed by the Offeror as a result of any discussions with any participating agency or representative of those agencies. Only those communications, which are in writing from the Purchasing Agent, or other designee, of the City of Pompano Beach may be considered as a duly authorized expression. Also, only communications from Offerors that are signed and in writing will be recognized by the City as duly authorized expressions on behalf of the Offeror.

Litigation:

Disclose any litigation within the past five (5) years arising out your firm's performance.

City Forms:

The RFP Proposer Information Page Form and any other required forms must be completed and submitted electronically through the City's eBid System.

F. Insurance

The insurance described herein reflects the insurance requirements deemed necessary for this contract by the City. It is not necessary to have this level of insurance in effect at the time of submittal, but certificates indicating that the insurance is currently carried or a letter from the Carrier indicating upgrade ability will speed the review process to determine the most qualified Proposer.

The successful Proposer(s) shall not commence operations until certification or proof of insurance, detailing terms and provisions of coverage, has been received and approved by the City of Pompano Beach Risk Manager.

If you are responding to a solicitation and have questions regarding the insurance requirements hereunder, please contact the City's Purchasing Department at (954) 786-4098. If the contract has already been awarded, please direct any queries and proof of the requisite insurance coverage to City staff responsible for oversight of the subject project/contract.

CONTRACTOR is responsible to deliver to the CITY for timely review and written approval/disapproval Certificates of Insurance which evidence that all insurance required hereunder is in full force and effect and which name on a primary basis, the CITY as an additional insured on all such coverage.

Throughout the term of this Agreement, CITY, by and through its Risk Manager, reserve the right to review, modify, reject or accept any insurance policies required by this Agreement, including limits, coverages or endorsements. CITY reserves the right, but not the obligation, to review and reject any insurer providing coverage because of poor financial condition or failure to operate legally.

Failure to maintain the required insurance shall be considered an event of default. The requirements herein, as well as CITY's review or acceptance of insurance maintained by CONTRACTOR, are not intended to and shall not in any way limit or qualify the liabilities and obligations assumed by CONTRACTOR under this Agreement.

Throughout the term of this Agreement, CONTRACTOR and all subcontractors or other agents hereunder, shall, at their sole expense, maintain in full force and effect, the following insurance coverages and limits described herein, including endorsements.

1. Worker's Compensation Insurance covering all employees and providing benefits as required by Florida Statute, Chapter 440, regardless of the size of the company (number of employees) or the state in which the work is to be performed or of the state in which Contractor is obligated to pay compensation to employees engaged in the performance of the work. Contractor further agrees to be responsible for employment, control and conduct of its employees and for any injury sustained by such employees in the course of their employment.
2. Liability Insurance
 - a. Naming the City of Pompano Beach as an additional insured as City's interests may appear, on General Liability Insurance only, relative to claims which arise from Contractor's negligent acts or omissions in connection with Contractor's performance under this Agreement.
 - b. Such Liability insurance shall include the following checked types of insurance and indicated minimum policy limits.

Type of Insurance		Limits of Liability	
GENERAL LIABILITY:		Minimum \$2,000,000 Per Occurrence and \$2,000,000 Per Aggregate	
* Policy to be written on a claims incurred basis			
XX	comprehensive form	bodily injury and property damage	
XX	premises - operations	bodily injury and property damage	
___	explosion & collapse hazard		
___	underground hazard		
XX	products/completed operations hazard	bodily injury and property damage combined	
XX	contractual insurance	bodily injury and property damage combined	
XX	broad form property damage	bodily injury and property damage combined	
XX	independent contractors	personal injury	
XX	personal injury		
___	sexual abuse/molestation	Minimum \$1,000,000 Per Occurrence and Aggregate	
AUTOMOBILE LIABILITY:		Minimum \$1,000,000 Per Occurrence and \$2,000,000 Per Aggregate. Bodily injury (each person) bodily injury (each accident), property damage, bodily injury and property damage combined.	
XX	comprehensive form		
___	owned		
___	hired		
___	non-owned		
REAL & PERSONAL PROPERTY			
___	comprehensive form	Agent must show proof they have this coverage.	
EXCESS LIABILITY		Per Occurrence	Aggregate
___	other than umbrella	bodily injury and property damage combined	\$1,000,000 \$1,000,000
PROFESSIONAL LIABILITY		Per Occurrence	Aggregate
XX	* Policy to be written on a claims made basis	\$2,000,000	\$2,000,000

- c. If Professional Liability insurance is required, Contractor agrees the indemnification and hold harmless provisions of the Agreement shall

survive the termination or expiration of the Agreement for a period of three (3) years unless terminated sooner by the applicable statute of limitations.

3. Employer's Liability. CONTRACTOR and all subcontractors shall, for the benefit of their employees, provide, carry, maintain and pay for Employer's Liability Insurance in the minimum amount of One Hundred Thousand Dollars (\$100,000.00) per employee, Five Hundred Thousand Dollars (\$500,000) per aggregate.
4. Policies: Whenever, under the provisions of this Agreement, insurance is required of the CONTRACTOR, the CONTRACTOR shall promptly provide the following:
 - a. Certificates of Insurance evidencing the required coverage;
 - b. Names and addresses of companies providing coverage;
 - c. Effective and expiration dates of policies; and
 - d. A provision in all policies affording CITY thirty (30) days written notice by a carrier of any cancellation or material change in any policy.
5. Insurance Cancellation or Modification. Should any of the required insurance policies be canceled before the expiration date, or modified or substantially modified, the issuing company shall provide thirty (30) days written notice to the CITY.
6. Waiver of Subrogation. CONTRACTOR hereby waives any and all right of subrogation against the CITY, its officers, employees and agents for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then CONTRACTOR shall notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy which includes a condition to the policy not specifically prohibiting such an endorsement, or voids coverage should CONTRACTOR enter into such an agreement on a pre-loss basis.

The successful proposer shall furnish to the City the certification or proof of insurance required by the provisions set forth above, within ten (10) days after notification of award of contract. Certificate(s) to be issued to City of Pompano Beach, Attention Risk Manager, 100 West Atlantic Boulevard, Pompano Beach, Florida, 33060.

G. Selection/Evaluation Process

A Selection/Evaluation Committee will be appointed to select the most qualified firm(s). The Selection/Evaluation Committee will present their findings to the City Commission.

Proposals will be evaluated using the following criteria.

<u>Criteria</u>	<u>Point Range</u>
1. Firm Qualifications and Capabilities (Factors including but not limited to the following) • Fuel supply delivery capability from Port Everglades • Contracting Terms and Conditions proposed	0-40
2. Emergency Supply Capabilities (Factors including but not limited to the following) • Control of storage facilities in Tri-County area • Contingency plan of action • Availability of regional emergency storage	0-20
3. References (Factors including but not limited to the following) • Years experience • Number of Locations	0-10
4. Cost	0-30
Total	0-100

The Committee has the option to use the above criteria for the initial ranking to short-list Proposers and to use an ordinal ranking system to score short-listed Proposers following presentations (if deemed necessary) with a score of "1" assigned to the short-listed Proposer deemed most qualified by the Committee.

Each firm should submit documentation that evidences the firm's capability to provide the services required for the Committee's review for short listing purposes. After an initial review of the Proposals, the City may invite Proposers for an interview to discuss the proposal and meet firm representatives, particularly key personnel who would be assigned to the project. Should interviews be deemed necessary, it is understood that the City shall incur no costs as a result of this interview, nor bear any obligation in further consideration of the submittal.

When more than three responses are received, the committee shall furnish the City Commission (for their approval) a listing, in ranked order, of no fewer than three firms deemed to be the most highly qualified to perform the service. If three or less firms respond to the RFP, the list will contain the ranking of all responses.

The City Commission has the authority to (including, but not limited to); approve the recommendation; reject the recommendation and direct staff to re-advertise the

solicitation; or, review the responses themselves and/or request oral presentations and determine a ranking order that may be the same or different from what was originally presented to the City Commission.

H. Hold Harmless and Indemnification

Proposer covenants and agrees that it will indemnify and hold harmless the City and all of its officers, agents, and employees from any claim, loss, damage, cost, charge or expense arising out of any act, action, neglect or omission by the Proposer, whether direct or indirect, or whether to any person or property to which the City or said parties may be subject, except that neither the Proposer nor any of its subcontractors will be liable under this section for damages arising out of injury or damage to persons or property directly caused by or resulting from the sole negligence of the City or any of its officers, agents or employees.

I. Retention of Records and Right to Access

The selected firm shall maintain during the term of the contract all books of account, receipt invoices, reports and records in accordance with generally accepted accounting practices and standards. The form of all records and reports shall be subject to the approval of the City's Internal Auditor. The selected firm must comply with the Internal Auditor's recommendation for changes, additions, or deletions. The City's Internal Auditor must be permitted during normal business hours to audit and examine the books of account, reports, and records relating to this contract. The selected firm shall maintain and make available such records and files for the duration of the contract and retain them until the expiration of three years after final payment under the contract.

J. Communications

No negotiations, decisions, or actions shall be initiated or executed by the firm as a result of any discussions with any City employee. Only those communications, which are in writing from the City, may be considered as a duly authorized expression on behalf of the City. In addition, only communications from firms that are signed and in writing will be recognized by the City as duly authorized expressions on behalf of firms.

K. No Discrimination

There shall be no discrimination as to race, sex, color, age, religion, or national origin in the operations conducted under any contract with the City.

L. Independent Contractor

The selected firm will conduct business as an independent contractor under the terms of this contract. Personnel services provided by the firm shall be by employees of the firm and subject to supervision by the firm, and not as officers, employees, or agents of the City. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to services rendered under this agreement shall be those of the firm.

M. Staff Assignment

The City of Pompano Beach reserves the right to approve or reject, for any reasons, Proposer's staff assigned to this project at any time. Background checks may be required.

N. Contract Terms

The contract resulting from this RFP shall include, but not be limited to the following terms:

The contract shall include as a minimum, the entirety of this RFP document, together with the successful Proposer's proposal. Contract shall be prepared by the City of Pompano Beach City Attorney.

If the City of Pompano Beach defends any claim, demand, cause of action, or lawsuit arising out of any act, action, negligent acts or negligent omissions, or willful misconduct of the contractor, its employees, agents or servants during the performance of the contract, whether directly or indirectly, contractor agrees to reimburse the City of Pompano Beach for all expenses, attorney's fees, and court costs incurred in defending such claim, cause of action or lawsuit.

O. Waiver

It is agreed that no waiver or modification of the contract resulting from this RFP, or of any covenant, condition or limitation contained in it shall be valid unless it is in writing and duly executed by the party to be charged with it, and that no evidence of any waiver or modification shall be offered or received in evidence in any proceeding, arbitration, or litigation between the parties arising out of or affecting this contract, or the right or obligations of any party under it, unless such waiver or modification is in writing, duly executed as above. The parties agree that the provisions of this paragraph may not be waived except by a duly executed writing.

P. Survivorship Rights

This contract resulting from this RFP shall be binding on and inure to the benefit of the respective parties and their executors, administrators, heirs, personal representative, successors and assigns.

Q. Termination

The contract resulting from this RFP may be terminated by the City of Pompano Beach without cause upon providing contractor with at least sixty (60) days prior written notice.

Should either party fail to perform any of its obligations under the contract resulting from this RFP for a period of thirty (30) days after receipt of written notice of such failure, the non-defaulting part will have the right to terminate the contract immediately upon delivery of written notice to the defaulting part of its election to do so. The foregoing rights of termination are in addition to any other rights and remedies that such party may have.

R. Manner of Performance

Proposer agrees to perform its duties and obligations under the contract resulting from this RFP in a professional manner and in accordance with all applicable local, federal and state laws, rules and regulations.

Proposer agrees that the services provided under the contract resulting from this RFP shall be provided by employees that are educated, trained and experienced, certified and licensed in all areas encompassed within their designated duties. Proposer agrees to furnish the City of Pompano Beach with all documentation, certification, authorization, license, permit, or registration currently required by applicable laws or rules and regulations. Proposer further certifies that it and its employees are now in and will maintain good standing with such governmental agencies and that it and its employees will keep all license, permits, registration, authorization or certification required by applicable laws or regulations in full force and effect during the term of this contract. Failure of Proposer to comply with this paragraph shall constitute a material breach of contract.

S. Acceptance Period

Proposals submitted in response to this RFP must be valid for a period no less than ninety (90) days from the closing date of this solicitation.

T. RFP Conditions and Provisions

The completed proposal (together with all required attachments) must be submitted electronically to City on or before the time and date stated herein. All Proposers, by electronic submission of a proposal, shall agree to comply with all of the conditions, requirements and instructions of this RFP as stated or implied herein. All proposals and supporting materials submitted will become the property of the City.

Proposer's response shall not contain any alteration to the document posted other than entering data in spaces provided or including attachments as necessary. By submission of a response, Proposer affirms that a complete set of solicitation documents was obtained from the eBid System or from the Purchasing Division only and no alteration of any kind has been made to the solicitation. Exceptions or deviations to this proposal may not be added after the submittal date.

All Proposers are required to provide all information requested in this RFP. Failure to do so may result in disqualification of the proposal.

The City reserves the right to postpone or cancel this RFP, or reject all proposals, if in its sole discretion it deems it to be in the best interest of the City to do so.

The City reserves the right to waive any technical or formal errors or omissions and to reject all proposals, or to award contract for the items herein, in part or whole, if it is determined to be in the best interests of the City to do so.

The City shall not be liable for any costs incurred by the Proposer in the preparation of proposals or for any work performed in connection therein.

U. Standard Provisions

1. Governing Law

Any agreement resulting from this RFP shall be governed by the laws of the State of Florida, and the venue for any legal action relating to such agreement will be in Broward County, Florida.

2. Licenses

In order to perform public work, the successful Proposer shall:
Be licensed to do business in Florida, if an entity, and hold or obtain such Contractor' and Business Licenses if required by State Statutes or local ordinances.

3. Conflict Of Interest

For purposes of determining any possible conflict of interest, each Proposer must disclose if any Elected Official, Appointed Official, or City Employee is also an owner, corporate officer, or an employee of the firm. If any Elected Official, Appointed Official, or City Employee is an owner, corporate officer, or an employee, the Proposer must file a statement with the Broward County Supervisor of Elections pursuant to §112.313, Florida Statutes.

4. Drug Free Workplace

The selected firm(s) will be required to verify they will operate a "Drug Free Workplace" as set forth in Florida Statute, 287.087.

5. Public Entity Crimes

A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Florida Statute, Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

6. Patent Fees, Royalties, And Licenses

If the selected Proposer requires or desires to use any design, trademark, device, material or process covered by letters of patent or copyright, the selected Proposer and his surety shall indemnify and hold harmless the City from any and all claims for infringement by reason of the use of any such patented design, device, trademark, copyright, material or process in connection with the work agreed to be performed and shall indemnify the City from any cost, expense, royalty or damage which the City may be obligated to pay by reason of any infringement at any time during or after completion of the work.

7. Permits

The selected Proposer shall be responsible for obtaining all permits, licenses, certifications, etc., required by federal, state, county, and municipal laws, regulations, codes, and ordinances for the performance of the work required in these specifications and to conform to the requirements of said legislation.

8. Familiarity With Laws

It is assumed the selected firm(s) will be familiar with all federal, state and local laws, ordinances, rules and regulations that may affect its services pursuant to this RFP. Ignorance on the part of the firm will in no way relieve the firm from responsibility.

9. Withdrawal Of Proposals

A firm may withdraw its proposal without prejudice no later than the advertised deadline for submission of proposals by written communication to the General Services Department, 1190 N.E. 3rd Avenue, Building C, Pompano Beach, Florida 33060.

10. Composition Of Project Team

Firms are required to commit that the principals and personnel named in the proposal will perform the services throughout the contractual term unless otherwise provided for by way of a negotiated contract or written amendment to same executed by both parties. No diversion or substitution of principals or personnel will be allowed unless a written request that sets forth the qualifications and experience of the proposed replacement(s) is submitted to and approved by the City in writing.

11. Invoicing/Payment

Payment will be **made by each Participating Agency** within fifteen (15) calendar days from delivery of product at Participating Agencies location via wire transfer to seller's account and bank, as indicated on the invoice.

12. Public Records

- a. The City of Pompano Beach is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law, as amended. Specifically, the Contractor shall:
 - i. Keep and maintain public records required by the City in order to perform the service;
 - ii. Upon request from the City's custodian of public records, provide the City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;

- iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City; and
 - iv. Upon completion of the contract, transfer, at no cost to the City, all public records in possession of the Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.
- b. Failure of the Contractor to provide the above described public records to the City within a reasonable time may subject Contractor to penalties under 119.10, Florida Statutes, as amended.

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
100 W. Atlantic Blvd., Suite 253
Pompano Beach, Florida 33060
(954) 786-4611
RecordsCustodian@copbfl.com**

V. Questions and Communication

All questions regarding the RFP are to be submitted in writing. All questions are to be submitted using the Questions feature in the eBid System. Questions must be received at least seven (7) calendar days before the scheduled solicitation opening. Oral and other interpretations or clarifications will be without legal effect. Addenda will be posted to the RFP solicitation in the eBid System, and it is the Proposer's responsibility to obtain all addenda before submitting a response to the solicitation.

W. Addenda

The issuance of a written addendum is the only official method whereby interpretation, clarification, or additional information can be given. If any addenda are issued to this RFP solicitation the addendum will be issued via the eBid System. It shall be the responsibility of each Proposer, prior to submitting their response, to contact the City Purchasing Office at (954) 786-4098 to determine if addenda were issued and to make such addenda a part of their proposal. Addenda will be posted to the RFP solicitation in the eBid System.

COMPLETE THE PROPOSER INFORMATION FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE THE FORM IN ITS ENTIRITY AND INCLUDE THE COMPLETED FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RFP IN THE EBID SYSTEM.

PROPOSER INFORMATION PAGE

RFP _____, _____
(number) (RFP name)

To: The City of Pompano Beach, Florida

The below named company hereby agrees to furnish the proposed services under the terms stated subject to all instructions, terms, conditions, specifications, addenda, legal advertisement, and conditions contained in the RFP. I have read the RFP and all attachments, including the specifications, and fully understand what is required. By submitting this proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this proposal.

Proposal submitted by:

Name (printed) _____ Title _____

Company (Legal Registered) _____

Federal Tax Identification Number _____

Address _____

City/State/Zip _____

Telephone No. _____ Fax No. _____

Email Address _____

REQUESTED INFORMATION BELOW IS ON THE ATTRIBUTES TAB FOR THE RFP IN THE EBID SYSTEM. PROVIDE THIS INFORMATION ELECTRONICALLY.

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: _____

Vendor FEIN: _____

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies, for goods or services over \$1,000,000, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or is engaged in business operations in Cuba or Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By (include Name and Title):



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

February 15, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Re: Best and Final Offer – E-13-17

Dear Mr. English:

Thank you very much for your time today and thank you for the opportunity.

As a follow up to our negotiation meeting for E-13-17, please see our "Best and Final" offer to the Co-op.

	ULSD	87 E-10
Transport	+ 0.007	+ 0.007
Tankwagon	+ 0.089	+ 0.089

All other pricing in the RFP will remain the same.

Should you have any questions or comments, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', written over a horizontal line.

Don Carlton
President
Port Consolidated

COMPLETE THE PROPOSER INFORMATION FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE FORM IN ITS ENTIRETY AND INCLUDE THE FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RFP IN THE EBID SYSTEM.

PROPOSER INFORMATION PAGE

RFP E-13-17, Unleaded Gasoline and Diesel Fuel for Southeast Florida Purchasing Cooperative Group
(number) (RFP name)

To: The City of Pompano Beach, Florida

The below named company hereby agrees to furnish the proposed services under the terms stated subject to all instructions, terms, conditions, specifications, addenda, legal advertisement, and conditions contained in the RFP. I have read the RFP and all attachments, including the specifications, and fully understand what is required. By submitting this proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this proposal.

Proposal submitted by:

Name (printed) Don Carlton Title President

Company (Legal Registered) Port Consolidated

Federal Tax Identification Number 59-1173292

Address 3141 Se 14th Ave.

City/State/Zip Fort Lauderdale, FL 33316

Telephone No. 800-683-5823 Fax No. 954-527-1191

Email Address dcarlton@portconsolidated.com



January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Cover Letter – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA GOVERNMENTAL
COOPERATIVE GROUP

Dear Mr. English:

On behalf of Port Consolidated, I would like to thank the City of Pompano Beach for the opportunity to participate in this RFP. Below you will find our official contact information.

Name of Firm: Port Consolidated
Physical Address: 3141 SE 14th Ave., Ft. Lauderdale, FL 33316
Mailing Address: PO Box 350430, Ft. Lauderdale, FL 3333
Corporate Website: www.portconsolidated.com
Corporate Phone: 800-683-5823
Corporate Fax: 954-527-1191
Point of Contact: Don Carlton, President
E-Mail Address: dcarlton@portconsolidated.com

Per the terms of the RFP, the following is a brief outline of Port Consolidated and its history:

- The company has been marketing petroleum products in Florida since 1967.
- We have locations in Miami, Ft. Lauderdale, Pompano, Riviera Beach, West Palm Beach, Fort Pierce, Fort Myers, Tampa, Orlando, Palatka, Jacksonville, and Fernandina Beach.
- Port Consolidated currently supplies a multitude of municipalities throughout the State of Florida for not only day to day supplies, but hurricane and emergency fuel as well.



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

- Our company owns and operates a fleet of over 60 tankwagons and over 60 tractor trailers, which gives us the largest and most comprehensive delivery capabilities in the area.
- We currently have supply agreements with several major oil companies, notably Chevron, Marathon, Valero, TPSI, Colonial, Gulf Oil, Indigo Energy, and Motiva. These supply agreements allow us to pull product from not just Port Everglades, but the Ports of Tampa, Canaveral, Jacksonville, Orlando, and Savannah as well. Our ability to pull product from multiple suppliers, in multiple Ports, during emergency situations allows us to continue to supply our customer base while our competitors will be forced to sit on the sideline.
- We own and operate over 15 different petroleum storage facilities throughout the State of Florida.
- Port Consolidated is privately owned and is registered as an "S" Corp with the State of Florida.

Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', written over a horizontal line.

Don Carlton

President

Port Consolidated



January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Qualifications and Experience – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA
GOVERNMENTAL COOPERATIVE GROUP

Dear Mr. English:

Per the terms of the RFP, the following is a brief description of our firm's qualifications and experience along with a list of references:

Port Consolidated has been supplying fuel and lubricants throughout the State of Florida since 1967. We own and operate all of our own equipment, never having to rely on common carriers to deliver the products that we sell. Our customer service department, consisting of 15 representatives, is open Monday through Friday, 7:30 AM to 5:00 PM. In addition to that, we have 24 sales representatives out in the field to assist our customers with any/all technical questions.

Please see below a list of local references. We have serviced these entities over the years.

- Broward Sheriff's Office – Rick Torres – 954-831-8170
- City of Fort Lauderdale – Ann Debra Diaz – 954-828-5949
- Palm Beach County School Board – Morris Simpson – 561-434-8172
- Florida Power and Light – Patti Earley – Riviera Beach, FL – 561-881-3407
- Broward County School Board – Mark Alan - 754-321-0507

Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', is written over the word 'Sincerely' and the name 'Don Carlton'.

Don Carlton
President
Port Consolidated



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Personnel – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA GOVERNMENTAL
COOPERATIVE GROUP

Dear Mr. English:

Per the terms of the RFP, the following is a list of key personnel that will be assigned to this account:

- Customer Service – Fay Francisco, Linda Rogers, Jane Mitchell, Natasha Corona, Vanessa Burch, Danielle Schatz – 954-522-1182
- Billing Inquiries – Heather - 877-345-1098 x1009
- Invoice Copy Request – Jesse Dechant – 877-345-1098 x1023
- Credit/Collections – Michelle Thompson – 877-345-1098 x8809
- 24/HR Emergency Line – 800-683-5823
- Account Manager – Don Carlton – 877-345-1098 x1017

Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

(Don Carlton)

President
Port Consolidated



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Contractual Supply Obligation – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA
GOVERNMENTAL COOPERATIVE GROUP

Dear Mr. English:

Per the terms of the RFP, the following is a brief description of our supply chain that will ensure adequate fuel supply for the Co-op, not only on a day-to-day basis, but during a declared State-of-Emergency as well.

Port Consolidated's corporate headquarters sits in the heart of the Port Everglades, which supplies both gasoline and diesel fuel to all of South Florida. We have the ability to pull day to day product from Chevron, Citgo, Gulf Oil, Indigo, Mansfield, Marathon, Motiva, Petroleum Traders, and Valero.

For those times when supplies are tight, we have contractual arrangements with Chevron, Gulf Oil, Indigo Energy, and Marathon. These contracts will ensure a guaranteed, ratable supply to the Co-op. Attached to this letter, you will find copies of those current agreements.

Port Consolidated also has the ability to pull product from other Ports throughout the State of Florida, notably the Port of Tampa, Port Manatee, Port Canaveral, Orlando, and the Port of Jacksonville. Should Port Everglades become incapacitated for any length of time, these various Ports provide us with other options to pull product. We also have relationships in Savannah.

In addition to our regular supply points, Port Consolidated also has the ability to pre-purchase and store product at any one of our 13 facilities. Our total storage capacity is just under 3 million gallons for various petroleum products.

Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', is written over the word 'Sincerely'.

Don Carlton
President
Port Consolidated

20264

GUARANTEED SUPPLY AGREEMENT

This is a Guaranteed Supply Agreement dated November 2, 2016 between Marathon Petroleum Company L.P. ("MPC"), a Delaware limited partnership with offices at 539 South Main Street, Findlay, Ohio 45840 and Port Consolidated, Inc. ("Port Consolidated"), a Florida corporation with offices at 3141 SE 14th Avenue, Fort Lauderdale, Florida 33316.

1. **Definitions.** "Products" shall mean gasoline, gasohol and distillates of all grades and types as are generally offered to MPC's Wholesale Reseller customers at a Terminal from time to time. "Terminal," "10-Day Volume," and "Monthly Volume," shall refer to the MPC terminals and the associated quantities (in gallons) listed in the table in Section 3, if applicable. "Month" (capitalized or not) shall mean a calendar month. "10-Day Period" shall mean 10 calendar days in a Month, beginning on the first day of the Month. The last 10-Day Period in a Month must end on the last calendar day of the Month and can be shorter or longer than 10 days depending on the amount of days in the Month.

2. **Term.** The initial term of this Agreement is from January 1, 2017 to December 31, 2017, inclusive. This Agreement shall automatically renew for up to two successive one-year renewal term(s) unless either party gives written notice of non-renewal at least 60 days prior to the end of the initial term or any subsequent one-year renewal term. In no instance shall this Agreement extend beyond December 31, 2019.

3. **Quantity.** (A) During each Month, Port Consolidated shall purchase 100% of the Monthly Volumes of each Product at the associated Terminal as shown in the table below. (B) During each 10-Day Period, Port Consolidated shall purchase the 10-Day Volumes of each Product at the associated Terminal as shown in the table below. (1) MPC shall not guarantee availability of Product for Port Consolidated's purchase in amounts greater than 110% of the 10-Day Volumes set forth in the table below. (2) During any 10-Day Period, all Product purchases over 110% of the 10-Day Volumes shall not apply toward Port Consolidated's obligation to purchase the Monthly Volumes. (C) In the event the needs of Port Consolidated increase beyond the volumes specified in the table below, Port Consolidated shall notify the MPC Regional Office in writing of the additional volume requested at least 30 days prior to lifting. The MPC Regional Office shall assess Product availability, and if the parties mutually agree, shall amend the volumes in the table set forth below.

Terminal	Product	Date Range	10-Day Volume	Monthly Volume
Tampa	GASOHOL	TERM	125,000	375,000
Tampa	ULSD	TERM	616,666	1,850,000
Fort Lauderdale	GASOHOL	TERM	275,000	825,000
Fort Lauderdale	ULSD	TERM	750,000	2,250,000
TOTAL MONTHLY VOLUME				5,300,000

4. **Price.** The price for any given load of Product shall be the applicable MPC Wholesale Reseller Price in effect at the following Terminal(s) as of the time that lifting ends: Tampa and Fort Lauderdale.

Port Consolidated acknowledges and agrees that MPC may use the Wholesale Reseller Price to manage customer liftings when MPC's Product supply at a Terminal is limited and Port Consolidated waives the right to claim that this method of pricing is unfair, anti-competitive, tortious, or a breach of contract.

5. **Remedies.** (A) MPC will, at its sole discretion, invoice Port Consolidated on a monthly basis an underlifting fee of \$.0300 per gallon not lifted if Port Consolidated fails to lift 100% of the Monthly Volumes of each Product at the associated Terminal as shown in the table in Section 3. Port Consolidated shall pay MPC within 15 days after receipt of the invoice for any applicable underlifting fees charged by MPC. No failure by MPC to charge for any underlifting fees to which it would be entitled in any given month shall operate as or imply any existing or future waiver of the right to charge such fees, nor shall it, in any way, limit or alter the rights of MPC set forth herein or prevent MPC from asserting its rights herein through estoppels or any similar legal theory. (B) MPC may cancel this Agreement upon 15 days' advance written notice if, for any two consecutive months, Port Consolidated fails to purchase the Monthly Volumes at the associated Terminal as shown in the table in Section 3. (C) If a supply interruption occurs at a Terminal, MPC may request Port Consolidated, to the extent logistically feasible, to lift Products at another MPC Terminal.

6. **General.** (A) THE ATTACHED PRODUCT SALES TERMS ARE PART OF THIS AGREEMENT, but the terms herein shall prevail over any conflicting terms in the Product Sales Terms. (B) The fee in Section 5(A) is not a penalty but is a reasonable liquidated damage amount. (C) This Agreement has been executed in two original counterparts. (D) Port Consolidated has the right to disclose the terms and conditions contained herein with its agents, employees, directors and officers with a need to know, however these terms and conditions are confidential, and any unauthorized disclosure by Port Consolidated without the express written consent of MPC is a material breach of this Agreement.

Marathon Petroleum Company LP
By: MPC Investment LLC, its General Partner

Port Consolidated, Inc.

By: Ken Marshall
Title: Southern Region Manager

By: [Signature]
Title: President



PRODUCT SALES TERMS

These terms will apply to any agreement to which they are attached, in which they are incorporated by reference, or which is found on the other side of these terms. In the event of a conflict between that agreement and these terms, that agreement will control. That agreement and these terms are collectively referred to below as the "Agreement", and the term "Products" refers to the petroleum products sold by Marathon Petroleum Company L.P. ("Seller") under this Agreement to the buyer identified in this Agreement ("Buyer").

1. Payment. Payment terms are subject to change by Seller at any time. If Seller does not receive payment when due, it may impose a late payment charge not to exceed the maximum amount allowed by law and if the account is placed for collection or suit is filed thereon, Seller will be entitled to attorney fees and court costs. **PAYMENTS TENDERED IN FULL SETTLEMENT OF A DISPUTED AMOUNT MUST BE CLEARLY LABELED AS SUCH AND SENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO: COMMERCIAL CREDIT MANAGER, MARATHON PETROLEUM COMPANY LP, 539 SOUTH MAIN STREET, FINDLAY, OHIO 45840.** Seller may set off amounts owed by Buyer to Seller or its subsidiaries or affiliates against amounts owed by Seller to Buyer.

2. Taxes. Buyer will pay, and indemnify Seller for, all taxes, fees, duties, environmental levies, and other charges (whether imposed on manufacture, processing, use, purchase, sale, resale, delivery, receipt, title transfer, inspection, removal from storage, measurement or passage through a measurement device, receipt of payment, or other activity, and regardless of when imposed) relating to Products, or their raw materials or feedstocks. The sole exception to this obligation is taxes based on or measured by Seller's income or net worth. Upon account set up, Buyer will promptly furnish Seller with the Buyer's appropriate state tax registration number(s), its federal identification number and any applicable tax exemption certificates. Buyer will promptly inform Seller of any changes to its tax registration or exemption status that may occur after account setup.

3. Delivery. All sales will be F.O.B. the "Ship From" location stated in this Agreement, unless this Agreement clearly provides otherwise. Title and risk of loss will pass to Buyer at the "Ship From" location as Product passes (as applicable) the transport truck or railcar inlet flange, barge permanent hose connection, or pipeline upstream flange. Title and risk of loss will not be affected by Seller's ownership of the transportation assets, arrangement of shipment, and/or pre-payment or collection of shipment expenses from Buyer. Seller will have no obligation to deliver Product at the "Ship From" location unless Buyer, its agents, and its carriers have entered into, and are in compliance with, agreements governing access to the "Ship From" location.

Where this Agreement clearly provides that delivery is F.O.B. the "Ship To" destination, title and risk of loss will pass to Buyer at the "Ship To" destination as Product passes (as applicable) the transport truck or railcar outlet flange, barge permanent hose connection, or pipeline downstream flange. Where shipment is by railcar, and Buyer is unable to accept delivery of the railcar when offered, then title and risk of loss will pass to Buyer at the time of constructive placement of the railcar. Buyer will pay and be responsible for any demurrage, fleet, shifting, parking, detention, port or other charges related to receipt or delivery of Product, unless solely caused by Seller.

4. Quantity and Inspection. Quantities will be determined by (in order of preference) calibrated meters; terminal tank gauges or short tank downgauges; or any applicable ASTM method. Quantities may be temperature-adjusted to 60°F, at Seller's option, using built-in temperature compensators or ASTM tables. Either party may require that Product quantity and quality be determined by a jointly-selected, licensed petroleum inspector, whose findings will be conclusive. Customary inspection costs will be shared equally, but additional services will be paid for by the party requesting them.

5. Compliance With Laws. Buyer, its agents, and its carriers will comply with all laws, regulations, and standards applicable to the sale, delivery (including loading, unloading, and/or transloading), transportation, storage, use, and disposition of Products, and Buyer will not deliver, or allow to be delivered, to an RVP or RFG control area any Product that would be in violation of U.S. EPA regulations applicable to that area. Buyer will require similar commitments from its purchasers. Product identified as Blend-Grade, CBOB or RBOB is for use as blending component only.

6. Safety and Health. Buyer shall thoroughly review and adhere to all Safety Data Sheets (SDS) and other safety-related information provided by Seller concerning the Products, including but not limited to the recommended use, restriction on use, precautionary measures and exposure controls for each of the Products as described in the SDS. Buyer shall comply with all state and federal laws, regulations and codes pertaining to the maintenance and distribution of SDS. Buyer acknowledges the hazards and assumes the risks associated with handling

and using each of the Products. SDS for Products are available at the following internet address: <http://www.marathonpetroleum.com/brand/products/sds/>. Buyer may request to receive SDS via email by contacting the Seller at sdsinfo@marathonpetroleum.com.

Buyer's employees, agents, and subcontractors will comply with all applicable safety standards, policies, practices and rules of conduct mandated by Seller when involved in any operations on Seller's premises in connection with the performance of this Agreement.

7. Warranties. Seller warrants good title to all Products supplied hereunder at the time of delivery to Buyer, and that each Product supplied hereunder will comply with all applicable federal, state and local rules and regulations in effect at the time and place title thereto passes to Buyer. **MPD DISCLAIMS ANY AND ALL OTHER WARRANTIES AND REPRESENTATIONS WITH RESPECT TO THE PERFORMANCE OR QUALITY OF PRODUCTS SUPPLIED HEREUNDER INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR BUYER'S PARTICULAR OR INTENDED PURPOSES OR USAGE.** Seller will, at its option and its cost (including expense of return and redelivery), remedy the defect in, replace, or refund the purchase price of, any Product that fails to meet this warranty. **THIS IS BUYER'S EXCLUSIVE REMEDY FOR BREACH OF WARRANTY.**

8. Claims. All claims must be in writing. Product quality or quantity claims must be delivered to Seller within 30 days after delivery of the Product, and all other claims by Buyer must be delivered to Seller within 60 days after the event giving rise to the claim. Buyer will preserve, and permit Seller to inspect and sample, the subject Product. **ANY LAWSUIT AGAINST SELLER WHICH INVOLVES THIS AGREEMENT OR THE SALE OF PRODUCTS MUST BE BROUGHT WITHIN ONE YEAR AFTER THE CAUSE OF ACTION ACCRUES.**

9. Limitation of Liability. **IN NO EVENT WILL SELLER'S LIABILITY FOR DAMAGES (WHETHER ARISING FROM BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE) EXCEED THE PURCHASE PRICE OF THE PRODUCT CONCERNED NOR WILL SELLER BE LIABLE FOR PUNITIVE, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES (INCLUDING LOST PROFITS), EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

10. Force Majeure and Allocation. Neither party will be liable to the other for any delay or failure in performance (other than to make payments when due) to the extent that it is caused by circumstances beyond its reasonable control, or by fire; explosion; flood; earthquake; storm; act of God; mechanical breakdown; sabotage or vandalism; strike or other labor disturbance (Seller will not be required to settle a labor dispute or take an action that might involve it in a labor dispute); shortages of, or delays in obtaining, crude oil, feedstocks, raw materials or finished products, equipment, labor, transportation, or storage; interruption of utility services; or compliance with any law, regulation or order (regardless of validity) of any governmental or military authority. Further, if Seller at any time decides that its Product supply is insufficient to meet the actual or forecasted needs of Seller, its divisions and subsidiaries, and its and their customers (whether under contract or not), Seller may allocate its supply among all of them in any fair and reasonable manner determined by Seller.

11. Indemnity. Buyer will indemnify and defend Seller and its employees and agents against any loss, claim, liability (actual or alleged), fine, penalty, or expense (including court costs, attorney fees, and litigation expenses), of any kind (including those based in tort, warranty, or strict liability), arising out of, or in connection with: (i) the performance of this Agreement; (ii) any failure of Buyer, its agents or employees to comply with the terms and conditions of this Agreement; or (iii) any act or failure to act in the handling, storage, transportation, loading, unloading, transloading, resale, or other use, by Buyer or others, of a Product sold under this Agreement. The only exception to this obligation is when Seller's negligence or intentional misconduct is determined by a court to be the sole cause of the damage. In responding to any third-party claims, Seller may select an attorney and may enter into any settlement without affecting this obligation.

12. Default. Seller may terminate this Agreement in the event of a material default by Buyer which is not cured within 10 days after notice of default is given. Seller may also terminate this Agreement at once (and

(Revised 8/1/2016)

Buyer will have no right to cure) if Buyer either fails to pay any amount when due or violates the provisions of paragraph 14 below. The right to terminate is in addition to any other remedy that may be available. A waiver of a default in one instance does not extend to any subsequent default.

13. Export Sales. For any Product that will be exported from the U.S.A. by Buyer or another Party, all export-related requirements are the sole responsibility of Buyer or the Exporter. Seller is not responsible for compliance with U.S. export control laws or requirements in such transactions unless it agrees to assume that responsibility in writing. Buyer acknowledges that Product was designed and produced solely for commercial purposes. Further, Buyer agrees that unless specifically licensed by the United States government, no Product received from Seller is intended to be nor will be, shipped either directly or indirectly, to any country entity, or person or for any end-use that is prohibited under the Export Administration Regulations ("EAR"), Office of Foreign Assets Control ("OFAC") regulations, International Traffic in Arms Regulations ("ITAR") or as otherwise prohibited by any applicable law or regulation. Any diversion contrary to U.S. law is strictly prohibited. Buyer shall indemnify and hold Seller harmless from all fines, penalties, costs, and expenses (including reasonable attorney fees) incurred by reason of the breach of the foregoing.

Except where Seller has specifically provided to Buyer in writing the appropriate documentation necessary to substantiate that Product is eligible for NAFTA or other preferential duty treatment, Product sold hereunder is deemed not eligible for NAFTA or any preferential duty treatment.

For any Product that will be exported from the U.S.A. by Buyer, Seller reserves all rights as a manufacturer under 19 U.S.C. §1313 and related regulations and reserves all rights to claim drawback. Buyer will provide Seller with proof of export satisfactory to Seller and any other information needed by Seller for the timely and accurate filing of Seller's claim.

14. Trademarks. Buyer will not use Seller's name, trade or service marks, or trade dress in any way with regard to the Products.

15. General. (A) The sale of Products to Buyer, and this Agreement, will be governed by Ohio law, without giving effect to its principles of conflict of laws provisions and excluding the United Nations Convention on Contracts for the International Sales of Goods. (B) Buyer's obligations in paragraphs 2, 5, 6, 11, 13, and 14 above will survive termination of this Agreement. (C) The invalidity or unenforceability of any part of this Agreement will not affect the validity or enforceability of its remaining provisions. (D) This Agreement, and any rights or duties under it may not be assigned or delegated by Buyer; any attempted assignment or delegation by Buyer will be void. (E) In the event of a sale or transfer of all or substantially all of Buyer's equity shares or assets, or a controlling interest in either, by merger, acquisition, exchange, joint venture, or other similar transaction, Seller may, at its sole option, immediately terminate this Agreement. (F) No claim or notice relating to this Agreement to be given to Seller will be valid unless sent by certified mail return receipt requested or by a national overnight courier service to Seller addressed as follows: Manager, Wholesale Marketing, Marathon Petroleum Company L.P., 539 South Main Street, Findlay, Ohio 45840. All notices given by Seller to Buyer may be sent to the addresses shown on the most recent written correspondence sent to Seller by Buyer, or to such addresses as may be requested in writing by Buyer in the future. (G) No amendment or modification of this Agreement will be valid unless made in a writing signed by authorized representatives of both parties. Any attempt by either party, through a job order, purchase order, invoice, or other document, to vary in any degree any of the terms of this Agreement will be deemed immaterial and will be void, unless contained in an amendment executed as specified hereinabove. (H) No failure to exercise or election not to exercise any of a party's rights hereunder will constitute any waiver or modification of such rights, or be deemed to be a course of performance or dealing, modifying or waiving the parties' rights, remedies, duties, obligations or liabilities under this Agreement or any part thereof. (I) This Agreement contains the entire agreement of the parties with respect to its subject matter.



Product Sales Contract (Reseller)

This contract is dated November 01, 2016, and is between Chevron Products Company, a division of Chevron U.S.A. Inc. ("Seller"), and PORT CONSOLIDATED INC ("Buyer").

Seller and Buyer agree as follows.

1. **TERM.** The term of this contract shall commence on November 04, 2016, and shall end on October 31, 2017, unless sooner terminated by either party in accordance with the provisions of this contract.
2. **PRODUCTS AND QUANTITIES.** Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller those grades of diesel fuel and other products specified in Exhibit A of this contract. Buyer agrees to purchase from Seller during each calendar month not less than the minimum quantities of products specified in Exhibit A. Seller shall not be obligated to sell to Buyer in any calendar month quantities of products in excess of the maximum quantities specified in Exhibit A, but Seller may elect to do so at its option after request by Buyer. Such minimum and maximum quantities shall be prorated for any period less than a calendar month included within the term of this contract. Buyer shall not represent or authorize or permit any other person to represent that the products purchased under this contract are the products of Seller or use or authorize or permit any other person to use any of the trademarks, service marks, trade names, color schemes or service station designs utilized by Seller or any other identification, designation or marking of any kind that would identify such products with Seller. It is understood and agreed that the products purchased under this contract shall be resold by Buyer under Buyer's brands and trade names, and Seller hereby gives its consent to the rebranding of such products. If Buyer breaches any of the provisions of this section 2, such breach shall, at Seller's option, be deemed a breach of this entire Agreement and, in addition to such other remedies as it may have, Seller shall have the right to terminate this Agreement forthwith.
3. **PRODUCT QUALITY.** The products sold under this contract shall be of the quality as is generally offered by Seller for similar use at the relevant delivery location. To facilitate the investigation of any claim or concern regarding the quality of the products delivered under this contract, Buyer shall keep complete and accurate records of Buyer's purchase, transportation, receipt, inventory, transfer, use, sale, or delivery of all products purchased by Buyer in bulk from Seller and any other supplier. Seller's representatives shall be permitted to inspect and audit such records at any time during Buyer's business hours on reasonable notice to Buyer for up to one year after the termination of this contract. Seller's representatives shall also have the right at any time to enter upon the premises where the products purchased under this contract are stored by or for Buyer and to take samples of such products for testing purposes, compensating Buyer (at Buyer's cost, which for this purpose shall be based on Seller's price to Buyer in effect at the time such samples are taken, or, at Seller's option, in kind) for any products so taken.
4. **PRICE.** The prices that Buyer shall pay Seller for products purchased under this contract shall be determined as set forth in Exhibit A (except as otherwise provided in section 22 with respect to any Discretionary Sales (as defined below)).
5. **PAYMENT AND FINANCIAL RESPONSIBILITY.** Buyer's payments for products shall be in U.S. dollars without discount by electronic transfer of immediately available funds to an account, bank and location designated by Seller.

Buyer shall, except at Seller's option, pay Seller cash before delivery for products purchased hereunder.

Buyer acknowledges the importance of payment within the terms specified when credit is extended and agrees that past due amounts shall bear interest at the rate of 18% per year or the maximum rate permitted by the state of Buyer's address for notices as specified in Exhibit A of this contract, whichever is less. If Buyer fails to make payment within the specified terms, such failure shall, at Seller's option, be deemed a breach of this entire contract and, in addition to such other remedies as it may have, Seller shall have thereafter the right to demand advance cash payment, to withhold deliveries until such advance payment (including payment of all amounts then outstanding for products delivered by Seller to Buyer hereunder) is received, or to terminate this contract. The acceptance of any payment by Seller after the due date shall not waive any of Seller's rights hereunder nor shall such withholding of deliveries or termination of this contract affect any obligation of Buyer hereunder. If credit is extended to Buyer by Seller, the buyer shall periodically provide to (Chevron) that financial information or security

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deemed necessary by (Chevron) to support any credit extension. If during the life of this contract, the financial capacity of the buyer becomes impaired or unsatisfactory to (Chevron) in the sole judgment of (Chevron), advance cash payment or security satisfactory to (Chevron) shall be given by the buyer on demand by (Chevron) and shipments/deliveries may be withheld until such payment or security is received.

Seller's terms of payment are subject to change without notice at the discretion of Seller.

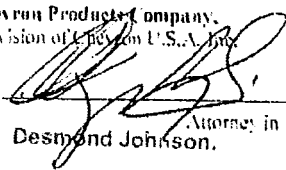
6. TAXES. Any tax, duty, toll, fee, impost, charge or other exaction, or the amount equivalent thereto, and any increase thereof now or hereafter imposed, levied or assessed by any governmental authority upon, measured by, incident to or as a result of the transactions herein provided for (other than local, state and Federal net income taxes measured by the net income of Seller from all sources), or the transportation, importation, production, manufacture, use or ownership of the goods covered by this contract, shall, if collectible or payable by Seller, be paid by Buyer on demand by Seller. Any such payments shall be in addition to the prices otherwise provided for in this contract. Buyer shall, at Seller's request, execute and deliver to Seller such certificates or other documents as Seller may reasonably require in order to enable Seller to secure any tax exemption which may be available in connection with sales or deliveries hereunder.
7. DELIVERIES. Product deliveries shall be made by Seller to Buyer at the locations specified in Exhibit A (except as otherwise provided in section 22 with respect to any Discretionary Sales). Title and risk of loss shall pass to Buyer at the point of delivery into Buyer's trucks, railcars, storage facilities, or other receiving unit. If deliveries are to be made into vehicles supplied by Buyer, Seller shall not be required to make such deliveries into such vehicles unless they are clean and empty immediately prior to delivery and shall not be required to load or deliver quantities less than the full capacity of the vehicle, except as otherwise authorized by Seller. If deliveries are to be made into Buyer's storage facilities, Buyer shall provide storage facilities sufficient to enable it to receive such deliveries and shall provide Seller with unimpeded access to make deliveries 24 hours per day. Buyer is responsible for ensuring that any vehicles and facilities used to receive deliveries are in safe condition and that Buyer's storage facilities can be accessed safely. Seller shall not be obligated to make any delivery to Buyer that cannot be made safely in Seller's sole judgment. Buyer shall comply with such reasonable rules and regulations as Seller may establish regarding deliveries by Seller into Buyer's vehicles or storage facilities. Orders for deliveries shall be placed by Buyer with such advance notice and in such manner as Seller may designate.
8. CONFLICTS OF INTEREST. Neither Buyer nor any director, employee or agent of Buyer shall (1) give to or receive from any director, employee or agent of Seller or its affiliates any commission, fee, or rebate, or any gift or entertainment of significant cost or value in connection with this contract, or (2) enter into any business arrangement with any director, employee or agent of Seller or its affiliates (other than as a representative of Seller or its affiliates) without prior written notice to Seller. Buyer shall promptly notify Seller of any violation of this section 8 and any consideration received as a result of such violation shall be paid over or credited to Seller. Any representative authorized by Seller may audit any and all records of Buyer for the sole purpose of determining whether there has been compliance with this section 8 for up to 24 months after the termination of this contract.
9. PREVENTION OF PERFORMANCE; SHORTAGE OF SUPPLY. There shall be no obligation to sell or deliver, or to purchase or receive, products under this contract when, and to the extent that, such actions are prevented or hindered by act of God, fire, riot, labor disturbances (whether involving employees of the party affected or of others and regardless of whether the disturbance could be settled by acceding to the demands of a labor group), accident, war, the acts of any government (at any level, foreign or domestic) or any causes beyond the reasonable control of the party affected, whether or not similar to any of the foregoing causes. Due to an interruption, loss or shortage of necessary facilities or supplies, or uncertainties in the supply-demand situation (which may include a decision by Seller that the costs of some products which might be available are unreasonable), Seller may not have sufficient supplies of one or more of the products covered by this contract to meet the full requirements of Buyer, of Seller's other customers, and of Seller for its own use. If there is a shortage of products deliverable under this contract, Seller may allocate deliveries of available products among Buyer, Seller's other customers (contract or otherwise, including Seller's affiliates) and Seller for its own use, on any basis which in Seller's sole judgment is fair and reasonable, allowing for such priorities as Seller deems appropriate. Allocation is fair and reasonable even if it is based on a shortage in the then-contemplated sources of supply or a general shortage in the supply system of Seller or its affiliates or on historical or planned deliveries.
10. OIL SPILLS. If a product spill occurs anywhere in connection with Buyer's performance of this contract, Buyer shall promptly notify Seller and the appropriate governmental authorities and shall take immediate action to clean up the spill and prevent further damage. Upon receipt of such notification, Seller shall have the right, at its election, to provide, or cause to be provided to Buyer such additional manpower, equipment and material as in Seller's sole discretion are deemed reasonable to complete the clean-up in a satisfactory manner. Buyer shall pay and be responsible for, and Buyer's indemnity obligation under section 11 of this contract shall include all costs and expenses incurred in connection with the clean-up operations, including reimbursement to Seller for all of its costs and expenses, and all fines, charges, fees or judgments imposed or levied by any Federal, state or local governmental agency as a result of such spill, except in the event the spill resulted solely from any act or omission on the part of Seller or Seller's employees.

11. INDEMNITY. Buyer shall indemnify, defend and hold harmless Seller and its affiliates, and their respective directors, employees and agents, from and against any and all expenses (including attorneys' fees), liabilities and claims of whatsoever kind and nature including those for damage to property (including property of Buyer), or for injury to or death of any person (including Buyer), directly or indirectly arising or alleged to arise out of or in any way connected with the acquisition, storage, handling, or use of any products purchased under this contract, or with the maintenance, upkeep, repair, replacement or operation of any premises used by Buyer in connection with this contract or anything located thereon, including any act or omission of Buyer or Buyer's agents or employees in the performance of this contract, or in the operation of any vehicle in connection with Buyer's business. The foregoing indemnity shall not apply to the extent and only to the extent such expense, liability or claims result from Seller's sole negligence or willful misconduct.
12. DEFINITIONS AND USAGES. In this contract, unless otherwise stated or the context otherwise requires, the following definitions and usages apply:
- "Seller and its affiliates" means Seller, its ultimate parent company Chevron Corporation, and the subsidiary and affiliated companies of each of them.
 - "U.S." refers to the United States of America, and all prices are expressed in U.S. currency and all units of measure are in U.S. units.
 - "Includes" means "includes, but is not limited to," and "including" means "including but not limited to."
 - Actions permitted under this contract may be taken at any time and from time to time in the actor's discretion.
 - "A or B" means "A or B or both."
13. APPLICABLE LAW AND DISPUTE RESOLUTION. This contract shall be governed, construed, interpreted, enforced and the relations between the parties determined in accordance with the laws of the state of California, without regard to its choice of law rules. In the event a dispute arises with respect to the interpretation or performance of, or the relationship created by, this contract, the parties shall attempt in good faith to resolve the dispute. If such efforts prove unsuccessful, each party agrees to consider the use of mediation, mini-trial, arbitration or other alternative dispute resolution techniques prior to resorting to litigation. If mediation, mini-trial, arbitration or other alternative dispute resolution techniques are utilized by the parties, each party agrees that no award or decision resulting therefrom shall include punitive damages. If the parties are unsuccessful in their good faith attempt to otherwise resolve a dispute, the parties hereby irrevocably and unconditionally consent to submit to the exclusive jurisdiction of the courts of either (1) Contra Costa County in the State of California, or (2) the federal courts of the Northern District of California, for any actions, suits or proceedings arising out of or relating to this contract (and the parties each agree not to commence any action, suit or proceeding relating thereto except in such courts).
14. PRIOR AGREEMENTS; WAIVER; MODIFICATIONS. This contract constitutes the entire agreement of the parties with respect to its subject matter and terminates and supersedes any prior agreement, understanding, representation, or proposal relating to the sale by Seller of products to Buyer at the delivery locations specified in Exhibit A or ancillary Discretionary Sales contemplated by section 22. Waiver by Seller or Buyer of one or more breaches of this contract shall not be deemed to be a waiver of any other or continuing breach. No modification of this contract, and no waiver of any of its provisions, shall be binding on Seller or Buyer unless in writing and signed by Seller and Buyer.
15. SEVERABILITY. If any provision of this contract shall be adjudged invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such provision shall be deemed omitted and the remaining provisions shall remain in full force and effect.
16. MSDS. Buyer acknowledges receipt of Material Safety Data Sheets (MSDS) for all products covered by this contract.
17. DAMAGES. In no event shall Seller be liable for any special, indirect or consequential damages of any kind including loss of profits, loss of use or claims of Buyer's customers due to loss of service whether the damages are based in contract or tort (including negligence or strict liability) or otherwise. Buyer's exclusive remedy for any and all losses or damages resulting from the purchase of products under this contract, including, but not limited to, any allegation of breach of warranty, breach of contract, negligence or strict liability, shall be limited, at Buyer's option, to either the return of the purchase price or the replacement of the fuel for which a claim is proved.
18. ASSIGNMENT AND DELEGATION. This contract is personal to Buyer and Buyer shall not, subject to any valid requirements of any applicable statute, assign any rights or delegate any duties that Buyer may have under this contract, either voluntarily, involuntarily or by operation of law, or otherwise, without the prior written consent of Seller. If Buyer is a corporation, any sale, conveyance, alienation, transfer or other change of interest in or title to or beneficial ownership of 50 percent or more of the voting stock (or securities convertible into 50 percent or more of the voting stock) of Buyer, either voluntarily, involuntarily, by operation of law, merger or other corporate proceedings, or otherwise, shall be construed as an assignment of Buyer's rights under this contract. Seller may assign any of its rights or delegate any of its duties under this contract without Buyer's consent.

19. NOTICES. Notices to be given under this contract shall be in writing and delivered by mail, in person, or by facsimile to the other party at the appropriate address specified in Exhibit A, or at such other address as either party may designate by written notice to the other. Notices shall be effective at time of receipt.
20. TERMINATION. Seller and Buyer shall have the right to terminate this contract at any time without cause upon giving the other party at least 30 days' prior written notice of termination. Termination of this contract shall not relieve the parties of responsibility for obligations incurred prior to termination. If Seller continues to accept orders from Buyer for the products covered by this contract following expiration of the term of this contract, such sales shall be upon all of the terms and conditions of this contract; provided that such sales shall not be construed to evidence a renewal of this contract by operation of law or otherwise.
21. WARRANTY. Seller warrants that it has title to the products sold under this contract. EXCEPT AS OTHERWISE PROVIDED IN THE FOREGOING SENTENCE AND IN THE FIRST SENTENCE OF SECTION 3 OF THIS CONTRACT, BUYER ACKNOWLEDGES AND HEREBY ACCEPTS THAT SELLER EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED INCLUDING WITHOUT LIMITATION, ANY AND ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTIES ARISING FROM ANY COURSE OF DEALING OR USAGE OF TRADE.
22. DISCRETIONARY SALES. Seller and Buyer may (but are not obligated to) engage in sale transactions for products or delivery locations not specified in Exhibit A ("Discretionary Sales"). Unless otherwise agreed to in writing by Seller and Buyer, any Discretionary Sales shall be deemed made "under this contract" and on its terms except that the specific products, prices, quantities, and delivery locations for Discretionary Sales shall be as mutually agreed upon by Seller and Buyer for each such transaction. The quantities of products sold in Discretionary Sales shall not count against the minimum or maximum volumes specified in Exhibit A.

Seller

Chevron Products Company,
a division of Chevron U.S.A. Inc.

By:  11/1/2016

Desmond Johnson,
Attorney in Fact

Manager,
Commercial Products Support

Buyer

PORT CONSOLIDATED INC.

By: 

Title: President

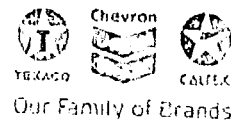


EXHIBIT A

Supply #	Delivery Location	Delivery Mode	Product Name	Minimum Volume Gallon per Month	Maximum Volume Gallon per Month	Price Description	Pricing Provision	DIFF Clear (S/gal)	DIFF Dyed (S/gal)
1022	TAMPA FL TRM CHEVRON	Truck	CALCO (Unbranded) ULS CONV DF2	250,000	275,000		2.3.4		
1021	FT LAUDERDALE FL TRM CHEVRON	Truck	CALCO (Unbranded) ULS CONV DF2	1,000,000	1,100,000		1.2.3.4		
1107	ORLANDO FL TRM KINDER MORGAN	Truck	CALCO (Unbranded) ULS C (CARB) B0-B5 DF2	116,667	128,333		1.2.3.4		

Pricing Provisions:

1. *OPIS CA CAR = OPIS Prior Day California Cap-At-Rack Assessment for Motor Gasoline (CTS/GAL). During periods when OPIS publishes CAR quotes for both summer and winter grades, Chevron will use the quote for the newer season.*
2. *OPIS CA CAR = OPIS Prior Day California Cap-At-Rack Assessment for Motor Gasoline (CTS/GAL). During periods when OPIS publishes CAR quotes for both summer and winter grades, Chevron will use the quote for the newer season.*
3. *OPIS CA LCFS = OPIS Prior Day California Low Carbon Fuel Standard for Motor Gasoline (CTS/GAL).*
4. The per gallon price which Buyer shall pay Seller for PRODUCT NAME delivered to the DELIVERY LOCATION shall be established for the date of delivery using prior day pricing based on PRICE DESCRIPTION plus DIFF. The price above does not reflect applicable taxes and governmental fees, which will be added to the final invoice unless declared as exempt by the Buyer.

For Platt's or OPIS-based pricing, if pricing includes day(s) on a weekend or holiday on which the market is closed, pricing will be calculated using the prior calendar day on which the market is open.

Notice Addresses:

Seller:
Chevron Products Company
Attn: Brian Coomes, General Manager
1500 Louisiana Street
Houston, TX 77002
UNITED STATES

Tel: (502) 420-7041

Buyer:
PORT CONSOLIDATED INC
Attn: Don Carlton
3141 SE 14TH AVENUE
FT. LAUDERDALE, FL 33316
US

Tel: (800) 683-5823 x1233

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PETROLEUM PRODUCT SALE AGREEMENT

[Unbranded-Term-Rack]

This *Petroleum Product Sale Agreement* ("Agreement"), dated to be effective as of October 1, 2016 (the "*Effective Date*"), is entered into by and between PORT CONSOLIDATED, INC., a Florida Corporation ("*Buyer*"), and INDIGO ENERGY PARTNERS, LLC, a Georgia limited liability company ("*Seller*"). Each of Buyer and Seller is referred to herein individually as a "*Party*" and collectively, as the "*Parties*."

1. Term. The term of this Agreement (the "*Term*"), shall be from the Effective Date through September 30, 2017 (the "*Expiration Date*").

2. Purchase and Sale. Seller agrees to sell and deliver to Buyer, and Buyer agrees to purchase and receive from Seller, the product or products described on Exhibit A (collectively, the "*Products*", and each individually, a "*Product*"), in accordance with the terms and provisions of this Agreement. Seller's obligations under this Agreement are expressly conditioned upon Buyer satisfying Seller's credit and other financial requirements.

3. General Terms and Conditions. The general terms and conditions set forth on the attached Exhibit B are incorporated herein for all purposes.

4. Volume Requirements; Delivery Point. Exhibit A attached hereto and made a part hereof designates the monthly ratable volumes (the "*Monthly Volume*"), and total aggregate gallons (the "*Total Volume*") of each Product that Buyer has agreed to purchase under this Agreement, and further designates the location (each, a "*Delivery Point*") where each Product will be delivered FCA to Buyer. During each calendar month during the Term, Seller agrees to sell, and Buyer agrees to purchase, not less than 90% and not more than 110% of the Monthly Volume at each Delivery Point (the "*Volume Range*"), which shall be ratable on a daily and weekly basis, and Buyer will not be allowed to purchase from Seller, and Seller will not be required to sell to Buyer, more than 110% of the ratable weekly portions of, or more than 110% of the ratable daily portions of the Monthly Volume. The volume of Product purchased will be determined solely by the amount set forth on the net bill of lading generated at the Delivery Point. The Monthly Volume may be adjusted from time to time upon mutual agreement; provided, however, in such case a formal amendment to this Agreement is not necessary.

5. Price and Payment. Buyer agrees to pay Seller, at the prices specified therefor on Exhibit A (the "*Price*"), for all Products purchased under this Agreement within ten (10) days after the date of the relevant bill of lading. Notwithstanding anything to the contrary contained herein, or contained in any other agreement between the Parties, Buyer shall pay to Seller on demand amounts equivalent to any and all (collectively, the "*Fees*"): Taxes, duties, charges, and fees, and any and all increases thereon which are now or hereafter imposed, directly or indirectly, on, against, in respect of, or measured by the Products, or any material contained in the Products, or the inspection, production, manufacture, sale, purchase, storage, transportation, delivery, or other handling of the Products or material contained in the Products, or any feature thereof, or otherwise relating to this Agreement. Fees are not included in the Price and will be billed as a separate line item on each invoice.

6. Termination. This Agreement may be terminated by either party upon thirty (30) days written notice.

7. Ratability. In addition to any other rights that Seller may have under this Agreement as a result of Buyer's failure to purchase Products within the Volume Range, if Buyer fails to purchase at least

90% of the Monthly Volume for a given Product at a given Delivery Point, at Seller's sole discretion, upon written notice to Buyer (the "*Underlift Notice*"), Seller may reduce the Monthly Volume thereafter required to be sold and delivered by Seller to Buyer to the actual amount purchased by Buyer (the "*Adjusted Monthly Volume*"), which amount will be stated in the Underlift Notice.

8. Miscellaneous.

a. *Notices.* All notices required by, permitted by or otherwise related to this Agreement shall be in writing and sent by facsimile, overnight courier, hand, registered or certified mail, return receipt requested with all postage fully paid to the relevant Party at the address set forth below the signature block below. A Party may change or provide additional notice information to the other by giving notice in accordance with this section. A notice shall be deemed to have been received by a Party: (i) if delivered by hand or sent by overnight courier, on the day of delivery if a Business Day, or if not a Business Day, on the immediately following Business Day, (ii) if sent by registered or certified mail, return receipt requested, on the date of receipt, and (iii) if transmitted by facsimile, at the time of transmission with answer back confirmation of receipt.

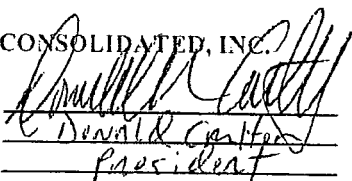
b. *Counterparts; Facsimile Signatures.* The Parties may execute this Agreement in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The signatures of all of the Parties need not appear on the same counterpart, and delivery of an executed counterpart signature page by facsimile or electronically scanned transmittal (including via electronic mail in portable document format) is effective execution for all purposes under this Agreement.

[signatures commence on following page]

Buyer and Seller have executed this Agreement to be effective for all purposes as of the Effective Date.

BUYER:

PORT CONSOLIDATED, INC.

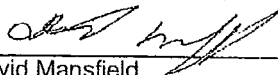
By: 

Name: Don Carlton

Title: President

SELLER:

INDIGO ENERGY PARTNERS, LLC

By: 

Name: David Mansfield

Title: Director of Sales

Notice to Buyer:

Port Consolidated, Inc.

Attn: Don Carlton

P.O. Box 350430

Fort Lauderdale, FL 33335-0430

Fax: (954) 527-1191

Notice to Seller:

Indigo Energy Partners, LLC

Attn: ~~Blake Shirley~~ David Mansfield

P.O. Box 2535

Gainesville, GA 30005

Fax: (678) 928-4925

[Signature Page to Petroleum Product Sale Agreement]

EXHIBIT A
TO
PETROLEUM PRODUCT SALE AGREEMENT

Certain Definitions:

PLATTS	=	Platt's Oilgram Price Report.
Same Day	=	Quote for the day of delivery, except for weekend or holiday days, for which the most recently published relevant quote will apply

Delivery Point	Product	Price Per Gallon	Month	Volume (in Gallons)
J015 – US10454#FPRT Evgs FL-MOT Depot	GN MV 2D (S-15 PPM)		OCT	1,050,000
			NOV	1,050,000
			DEC	1,050,000
			JAN	1,050,000
			FEB	1,050,000
			MAR	1,050,000
	GN NR 2D (S-15 PPM)-DYED		APR	1,050,000
			MAY	1,050,000
			JUN	1,050,000
			JUL	1,050,000
			AUG	1,050,000
			SEP	1,050,000
		Total	12,600,000	

- * Seller may increase these adders during the Term if and to the extent that Seller's actual secondary costs increase after the Effective Date, but must give Buyer at least 30 days' notice of any changes before they become effective.

[End of Exhibit A]



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Obligations of Co-Op Participants – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA
GOVERNMENTAL COOPERATIVE GROUP

Dear Mr.English:

Per the terms of the RFP, the following is a brief description of the obligations of the Co-op participants.

1. All Participants' storage tanks must be registered accordingly with all local code enforcement agencies.
2. Participating agencies can order fuel Monday through Friday from 7:30 AM to 5:00 PM.
3. Orders will be accepted via phone, fax, or e-mail. Automatic deliveries and/or weekly top-offs are recommended for tankwagon deliveries.
4. Orders in by 3 PM are guaranteed next day service.
5. Port Consolidated expects Co-op participants to pay within the defined terms of the agreement. Failure to do so may result in refusal of service.
6. Port Consolidated does not have volume purchase requirements for participating agencies. However, if an agency does not purchase product on a regular basis, we cannot guarantee supply during an emergency situation.

Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', is written over a horizontal line.

Don Carlton
President
Port Consolidated



January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Contingency Plan of Action – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA GOVERNMENTAL COOPERATIVE GROUP

Dear Mr. English:

Per the terms of the RFP, the following is a brief description of our Contingency Plan of Action.

1. Port Consolidated has contracted with 3 different suppliers in Port Everglades for approximately 4 million gallons per month of diesel and 825K gallons per month of gasoline.
2. Port Consolidated has contracted with 2 different suppliers in the Port of Tampa and Orlando for approximately 2.25 million gallons per month of diesel and 375K gallons per month of gasoline.
3. Port Consolidated also has active accounts in Port Everglades with 7 other suppliers.
4. Port Consolidated operates 13 different petroleum storage facilities in Florida that can hold up to 3 million gallons of product.
5. Port Consolidated has more rolling assets than any supplier in the State of Florida. We have the ability to shift those assets from one market to another depending on where the emergency needs arise.
6. Port Consolidated fills any/all petroleum storage available throughout its network prior to any named storm. This storage capacity will allow us continuous operation while the other terminals are not releasing product.
7. Port Consolidated operates 9 offices throughout the State of Florida. We have computer servers stored at a hurricane proof facility in Dade County. Our office can function from any one of our 9 offices throughout the State.
8. Port Consolidated has 6 satellite phones to utilize during times of crisis when AT&T is not operating.
9. Port Consolidated has a fleet of mobile generators in stock to position at any of our locations that may experience a power outage.



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

10. Port Consolidated operates 6 different Cardlock facilities (private fueling stations) throughout the Tri-County area. These facilities are not open to the public. They do require card activation through the CFN network.
11. Port Consolidated has the ability to pull product from all other Florida Ports should Port Everglades become incapacitated.

These 11 simple steps should allow us to function properly throughout a time of crisis.

Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

Don Carlton
President
Port Consolidated

COMPLETE THE PROPOSER INFORMATION FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE FORM IN ITS ENTIRITY AND INCLUDE THE FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RFP IN THE EBID SYSTEM.

PROPOSER INFORMATION PAGE

RFP E-13-17, Unleaded Gasoline and Diesel Fuel for Southeast Florida Purchasing Cooperative Group
(number) (RFP name)

To: The City of Pompano Beach, Florida

The below named company hereby agrees to furnish the proposed services under the terms stated subject to all instructions, terms, conditions, specifications, addenda, legal advertisement, and conditions contained in the RFP. I have read the RFP and all attachments, including the specifications, and fully understand what is required. By submitting this proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this proposal.

Proposal submitted by:

Name (printed) Don Carlton Title President

Company (Legal Registered) Port Consolidated

Federal Tax Identification Number 59-1173292

Address 3141 Se 14th Ave.

City/State/Zip Fort Lauderdale, FL 33316

Telephone No. 800-683-5823 Fax No. 954-527-1191

Email Address dcarlton@portconsolidated.com

RFP E-13-17
UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST
FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP

ATTACHMENT "A"
SPECIFICATIONS & REQUIREMENTS

The table included in Attachment "B" provides information from each Participating Agency as regards the size, type and location of fuel storage tanks and their estimated monthly usage of the various fuels included in this Request for Proposals.

I. SPECIFICATIONS

1.1 Successful Proposer will sell to all participating agencies the following products (the "Products"):

- "Ultra Low Sulfur diesel": No. 2 Ultra Low Sulfur, on-road, clear, taxable diesel fuel per ASTM D975-08a specifications, or latest revision.
- "Ethanol Gasoline": 10% Ethanol blended gasoline per ASTM D4814-07b specifications, or latest revision.

1.2 Additional, Optional Fuel Products:

- Midrange Unleaded Gasoline: Minimum Octane of 89.0
- Ultra Low Sulfur #2 Red Dye Diesel
- "5% Biodiesel Fuel": Ultra Low Sulfur 5% Biodiesel blended fuel, on-road, clear, taxable diesel fuel. The B100 will conform to ASTM D6751-08 or latest revision.
- "20% Biodiesel Fuel": Ultra Low Sulfur 20% Biodiesel blended fuel, on-road, clear, taxable diesel fuel. The B100 will conform to ASTM D6751-08 or latest revision.
- E85 Fuel Ethanol: Shall conform to the chemical and physical standards for fuel Ethanol as set forth in the ASTM International Designation D5798-99, "Standard specification for fuel Ethanol (Ed 75-Ed85) for Automotive Spark-Ignition Engines".

1.3 The products supplied as a result of this Request for Proposals must conform to the specifications of the State of Florida and comply with all Federal, State and local laws and regulations as applicable on date of delivery.

2. PRICING METHODOLOGY:

- 2.1 Prices proposed are to be F.O.B. delivered expressed as a positive or negative differential from the applicable daily **OPIS** price published in the "OPIS Contract Benchmark File" as described herein for the date of delivery of product to the Participating Agency and are exclusive of all Federal, State and County Excise taxes and fees. Any other applicable taxes and fees shall be added at the time of invoicing. See Paragraph 3, TAXES .

Item No.	Description	Transport Delivery Differential Proposed (+)/(-) per gallon*	Tankwagon Delivery Differential Proposed (+) (-) per gallon*
1	87 Octane Unleaded	\$ <u>(+) 0.019</u>	\$ <u>(+) 0.089</u>
2	Diesel Fuel #2 Ultra Low Sulfur	\$ <u>(+) 0.019</u>	\$ <u>(+) 0.089</u>
3	Lump Sum Additional Delivery Charge for Deliveries <u>beyond</u> 30 mile radius of Port Everglades only.	\$ <u>Ø</u> /each	\$ <u>Ø</u> /each

* Calculate differential proposed to fourth decimal point. Differential proposed to remain firm during initial contract period and any renewal period.

Note: If your proposal is contingent on your firm being awarded a contract for all products and all delivery methods, Proposer must indicate this condition in the proposal response.

- 2.2 Pricing of Unleaded 87 Octane Gasoline is to be proposed using the following methodology:

Daily Published **OPIS Gross CBOB Ethanol 10% Unleaded Unbranded Rack Average Price** (For the applicable Reid Vapor Pressure - RVP on the date of delivery of product at the rack)

Plus

Positive or Negative differential proposed for 87 Octane Unleaded on Proposal Form, Paragraph 6. (Differential to be constant regardless of the applicable RVP.)

- 2.3 Pricing of Ultra Low Sulfur Diesel #2 is to be proposed using the following methodology:

Daily Published OPIS Gross Ultra Low Sulfur Distillate No. 2 **Unbranded Rack Average** prices.

Plus

Positive or Negative differential proposed for Diesel Fuel #2 Ultra Low Sulfur on Proposal Form, Paragraph 6.

- 2.4 The price proposed with differential shall include the vendor's cost of product, vendor's profit, the cost of delivery within a 30 mile radius of Port Everglades, and any and all other costs. A lump sum, additional delivery charge only applicable to deliveries beyond a thirty (30) mile radius of Port Everglades may be proposed on the pricing sheet. Within the thirty (30) mile radius of Port Everglades the proposed costs must include delivery regardless of the actual varying road miles required to be driven to make deliveries within that radius to each tank location. The differential proposed for Unleaded Gasoline and Diesel Fuel or any additional fuel products shall not change during the initial term of the contract or any renewal periods. No other charges shall be added. Differential must be expressed in dollars and/or cents per gallon.
- 2.5 The selected proposer shall advise the Lead Agency of all available Federal or State credits and discounts available on all fuel types being purchased herein. The selected proposer shall apply all applicable credits and discounts to the price charged to the Co-Op and identify and reflect the discount on the applicable invoices. (Note: the applicable credits and discounts will be incorporated after award and shall not be reflected in the Price proposal Schedule.)

2.6 Alternative Fuels

Considering the dynamic nature of fuel technology and the growing demand for alternative fuels, the Co-Op reserves the right to add any alternative fuel to the fuel types required. When such a need arises, the Co-Op shall contact the selected Proposer to determine if the selected proposer has the ability to provide or obtain the alternative fuel. The Co-Op shall provide the selected Proposer with information on the fuel type, the technical specifications of the fuel, the acceptable operating parameters, the estimated quantities, delivery requirements, and any other relevant information available. The selected proposer shall submit a written price offer for the supply of the alternative fuel for the Co-Op's review and approval.

However, if the selected proposer is unable to supply the alternative fuel type, or the Co-Op does not accept the selected proposer's price offer, the Co-Op shall have the right to purchase the alternative fuel elsewhere.

- 2.7 Additional Fuel Products: Proposers may submit under a separate cover a price proposal on the following fuels. Proposers must outline the Pricing Methodology for each additional fuel product proposed.

Item No.	Description
1	Midrange Unleaded 89 Octane
2	Recreational Unleaded 90 Octane

3	Ultra Low Sulfur #2 Red Dye Diesel
4	Biodiesel Fuel B5
5	Biodiesel Fuel B20
6	E85 Fuel Ethanol

3. TAXES:

- 3.1 The agencies listed herein are counties, municipalities or subdivisions of the State of Florida and are exempt from Federal Gasoline and Diesel (excise) Road taxes and Florida Sales Tax.
- 3.2 Proposals will be considered only from Proposers who do not require the payment of these taxes.

4. SUBSTITUTE/ALTERNATE METHOD FOR PRICE ADJUSTMENT:

- 4.1 The City reserves the right, based on mutual agreement with the successful proposer, to substitute an alternate method for price adjustment for a specified, negotiated period of time if:
- A. An interruption in the OPIS Index is experienced beyond existing scheduled holidays (Independence Day, Christmas, etc.), or
 - B. The listing of prices for the OPIS Index are interrupted or modified to a degree which would require alteration of the computation formula to determine a fair price, or
 - C. The use of the OPIS Index prices becomes non-representative of the market.
 - D. The Successful Proposer provides clear and convincing proof that market conditions unrelated to the OPIS Index have been materially altered from those that existed at the time of award or renewal of contract. Such proof may consist of contracts with suppliers, invoices or published indexes, etc.
- 4.2 The City may, if deemed to be in the City's best interest, elect to modify the pricing methodology in the situations listed above in the following manner using any nationally recognized, published benchmark or index.

The firm markup or discount will include the vendor's cost of product, profit, delivery costs and any other costs. The firm markup or discount for Unleaded Gasoline or Diesel shall not change during the negotiated term of the contract amendment. No other charges shall be added.

- 4.3 The City may also negotiate a per transport or tank wagon delivery surcharge, if market conditions necessitate such a solution.
- 4.4 If it is determined by the City to be in its best interest to substitute an alternate method for price adjustment as specified above, the contractor(s) will be notified thirty (30) days prior to the effective date for the alternate adjustment. If an alternate price adjustment method is not acceptable to all awarded contractor(s), the City may cancel this contract in whole or in part by giving the contractor(s) ninety (90) days prior written notice.

5. INVOICING

- 5.1 All invoices shall be provided to each participating agency via an electronic method within twenty-four (24) hours of date of delivery of product. Each invoice shall reference the date of the applicable published **OPIS** price for that day with the appropriate differential as per the contract. Successful proposer shall list separately on invoice each individual non-exempt tax/fee and the amount of the differential.

6. ORDERING & PAYMENT:

- 6.1 Each participating governmental agency will, based on the award of contract made by the Lead Agency and with the same prices, terms, and conditions establish its own contract with the successful proposer(s) in a manner acceptable to the successful proposer; will issue its own purchase orders; will require separate billing and will issue its own tax exemption certificates as required by the successful proposer.
- 6.2 The City of Pompano Beach Purchasing Division will furnish a copy of proposers list and any other information submitted with the proposals to all participating agencies.
- 6.3 Payment will be *made by each Participating Agency* within fifteen (15) calendar days from delivery of product at Participating Agencies location via wire transfer to seller's account and bank, as indicated on the invoice.
- 6.4 It is understood and agreed that the City of Pompano Beach is not a legally bound party to any contractual agreement made between any other agency and the successful proposer as a result of this Request for Proposals.
- 6.5 After award of contract(s) to successful proposer(s) the City reserves the right to issue purchase orders in accordance with the terms of this contract.

7. Reporting Requirements

The selected Proposer shall submit to the Lead Agency a Fuel Purchasing Report on a monthly basis. The fuel Purchasing Report shall include fuel volume totals by fuel type for each participating agency. The report shall also include a "Grand Total" (year-to-date) fuel volume for all Participating Agencies for each fuel type. The required fields are the following:

- Reporting Period (specify month)
- Participating Agency

- Delivery volume (do not round off reported volume amounts, allow volumes to be reported up to as many decimal places as needed).
- Subtotal volume (per fuel type for each Participating Agency)
- Cumulative Total Volume Year to Date (per fuel type for all Participating Agencies)
- Note regarding fuel types: report must specify the ethanol and biodiesel blend being delivered.

The Fuel Purchasing Report shall be sent in electronic format (Excel format preferred) via email to: purchasing@copbfl.com.

8. DELIVERY REQUIREMENTS

For the purposes of this section the term Carrier shall mean the Seller or an independent contractor hired by the Seller for the delivery of fuel to the Participating Agencies.

8.1 LEGAL REQUIREMENTS:

- A. **Compliance with Laws and Codes:** Federal, State, County, and local laws, ordinances, rules and regulations that in any manner, affect the terms covered herein apply. Lack of knowledge by Carrier shall in no way be a cause for relief from responsibility. The Carrier shall strictly comply with Federal, State and Local building and safety codes. Equipment shall meet all State and Federal Safety Regulations.
- B. **Independent Contractor Relationship:** The Carrier is, and shall be, in the performance of all work, services, and activities under the Agreement, an Independent Contractor and not an employee, agent, or servant of any Participating Agency. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the Carrier's sole direction, supervision, and control. The Carrier shall exercise control over the means and manner in which it and its employees perform the work and in all respects the Carrier's relationship, and the relationship of its employees, to any Participating Agency shall be that of an independent contractor and not as employees or agents of any Participating Agency.
- C. **Certifications, Licenses and Permits:** Carrier shall provide a copy of all applicable Certificates of Competency issued by the State of Florida in the name of the Carrier. It shall also be the responsibility of the Carrier to submit prior to commencement of work a current Occupational License and all permits required to complete this contractual service at no additional cost. It is the responsibility of the Carrier to ensure that all required certifications, licenses and permits are maintained in force and current throughout the term of the Agreement.

9. DELIVERY/RESPONSE TIME:

- A. Delivery shall be required within twenty-four (24) hours unless an alternate delivery date has been requested by the Participating Agency.

- B. Daily orders shall be placed by e-mail from a participating agency representative by 10:00 a.m., Monday through Friday.
- C. Deliveries shall be made within 24 hours of order placement unless the participating agency specifically requests otherwise as indicated on the order, in which case, requested delivery date and time shall become the required delivery time.
- D. Orders placed on Friday shall be delivered no later than 5:00 p.m. the following Monday, unless the participating agency specifically requests otherwise, in which case, requested delivery date and time, shall become the required delivery time. The participating agency shall not require the carrier to deliver on Sundays (except for declared emergency situations).
- E. A transport load shall be defined as no less than 7,500 gallons of Ethanol blended or regular gasoline or no less than 7,000 gallons of Ultra Low Sulfur Diesel or 5% biodiesel fuel or 20% biodiesel fuel.
- F. The Participating Agencies reserve the right to split any load between no more than two delivery sites for their agency.**
- G. If the carrier is unable to meet the delivery requirements, it shall be the responsibility of the carrier to notify the participating agency within 2 hours of the delay occurring so that the participating agency can determine if it needs to transfer fuel between its sites to cover delay.
- H. At time of delivery, carrier shall present a delivery ticket/bill of lading to a participating agency representative, or if requested, deliver document to a specified location. The delivery ticket/bill of lading shall include:
- Bill of lading number.
 - Name of supplier and carrier.
 - Date and time of delivery.
 - Type of fuel delivered.
 - Gross gallons and net gallons delivered.
 - Inches in fuel tank, before and after delivery.
 - Driver's signature.
 - Signature of participating agency employee receiving delivery, unless otherwise indicated.
 - Delivery address.
- I. Carrier shall be adequately equipped, staffed, and supplied to, promptly, and efficiently, furnish, deliver, and dispense, all products that are submitted at various facilities.
- J. Carrier shall have the ability to fill above-ground tanks.
- K. Carrier shall be fully responsible for any and/or all actions of their employees that require clean up or ground sterilization as the result of an "improper" delivery. Carrier shall have and shall maintain those types and quantities of materials necessary to contain spilled

product(s). Carrier shall be responsible for prompt and thorough cleanup of all spillage, as per EPA specifications, and for any agency fines or fees that result from contamination.

- L. Discovery or occurrence of a spill, on overfill, excess water in the tank, suspected contamination of surrounding area, suspected tank failure, or any other indication of chemical release shall be immediately reported by the Carrier to the participating agency. Where the event is directly or indirectly the result of carrier's actions, the carrier shall also affect containment and initiate cleanup immediately.
- M. All transport truck deliveries will be temperature adjusted to 60 degrees F in accordance with the latest edition of the American Society for Testing and Materials (ASTM) Table 6B, Volume II, Petroleum Measurement Tables. Delivery tickets and invoices shall reflect the net gallons delivered after temperature compensation.
- N. Any Tankwagon deliveries will be metered in gross gallons and invoiced in gross gallons.
- O. Agencies will accept fuel from trucks with sealed State approved and inspected meters. Trucks that have State of Florida Department of Agriculture and Consumer Services sealed, calibrated and certified compartment tank volume markers for the petroleum product being delivered, are also acceptable.

10. SPILLAGE:

- A. The Contractor and/or his subcontractors making deliveries shall be fully responsible for any errors or mistakes that require clean up or ground sterilization. Contractor will be responsible for prompt and thorough cleanup of all spillage per EPA specifications and for any agencies fines or fees for any contamination that result from improper delivery of fuel.

11. PRIORITY DELIVERIES:

Preference of deliveries shall be given to agencies providing emergency relief and response services and members of the co-op who are participating in this contract, in case of declared emergencies or natural disasters.

Proposers shall attach an emergency plan that assures continued deliveries of these products in case of emergencies and/or when additional quantities may be required.

12. WORK SITE SAFETY/SECURITY:

The carrier shall at all times guard against damage or loss to the delivery site property, the Carrier's own property, and/or that of other contractors, and shall be held responsible for replacing or repairing any such loss or damage. When applicable, the Carrier shall provide fences, signs, barricades, flashing lights, etc. necessary to protect and ensure the delivery site(s) and insure that all county, State of Florida, OSHA, and other applicable safety regulations are met. Additionally, carrier shall provide for the prompt removal of all debris from delivery sites. All participating agencies may withhold payment or make such deductions as deemed necessary

to ensure reimbursement or replacement for loss or damage to property through negligence of the Carrier or its agents.

13. ADDITION OF DELIVERY SITES:

Each Participating Agency shall be able to add delivery sites to the attached list, with 7 days notice to the seller.



January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Additional Products – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA GOVERNMENTAL COOPERATIVE GROUP

Dear Mr. English:

Per the terms of the RFP, please see below quote for Additional Fuel Products:

Item No.	Description	Transport Delivery Differential Proposed	Tankwagon Delivery Differential Proposed
1	Midgrade UNL 89 Octane E-10	+0.099	+0.199
2	Recreational Unleaded 90 Octane	+0.099	+0.199
3	Ultra Low Sulfur #2 Red Dye Diesel	+0.149	+0.349
4	Biodiesel Fuel B5	+0.049	+0.149
5	Biodiesel Fuel B20	+0.049	+0.149
6	E85 Fuel Ethanol	.10 under 87E10	.10 under 87E10
7	Biodiesel Fuel B5	.01 under ULSD	.01 under ULSD
8	Biodiesel Fuel B10	.015 under ULSD	.015 under ULSD
9	Biodiesel Fuel B20	.02 under ULSD	.02 under ULSD
10	Premium UNL 93 Octane E-10	+0.099	+0.199

We will utilize the same OPIS Unbranded Rack Index as outlined in Section 2 of the RFP, "Pricing Methodology".



Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', is written over the word 'Sincerely,'.

Don Carlton
President
Port Consolidated



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Alternate Proposal – UNLEADED GASOLINE & DIESEL FUEL FOR SOUTHEAST FLORIDA GOVERNMENTAL
COOPERATIVE GROUP

Dear Mr. English:

Please be advised. For those municipalities that wish to haul their own product, Port will deduct \$0.01 per gallon from the standard delivered transport offering.

Port Consolidated also has the ability to arrange for "Fixed Price" fuel contracts. These programs will allow municipalities to budget their fuel costs without having to combat day to day market volatility.

Please see the attached "Fixed Price" Supply Agreement. Pricing or quotes for such programs change by the minute. We would prefer to quote accordingly if and when the need arises.

Should you or the City of Pompano Beach Purchasing Division have any questions on this proposal, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', is written over a horizontal line.

Don Carlton
President

Port Consolidated

**Port Consolidated
3141 SE 14th Ave.
Fort Lauderdale, FL 33335**

Exhibit A

**Petroleum Product
Sales/Purchase Agreement**

SUBJECT TO THE TERMS AND CONDITIONS OF THIS SALES/PURCHASE AGREEMENT, BUYER AGREES TO PURCHASE AND SELLER AGREES TO SELL AND DELIVER THE FOLLOWING PRODUCT(S) AT THE PRICE(S) AND IN THE QUANTITIES (TO BE PULLED RATABLY THROUGHOUT THE DELIVERY PERIOD) AS SET FORTH IN THIS AGREEMENT.

ACCEPTED AND AGREED TO ON

Buyer:	Seller: PORT CONSOLIDATED
Attn:	Attn: JOSEPH R. SISK
Title:	Title: CFO / TREASURE
Phone:	Phone: 954-522-1182 x233
Fax:	Fax: 954-527-1191
By: _____	By: _____
Print Name:	Print Name: Donald Carlton, Jr.
Title: Owner	Title: President

1. F.O.B. <u>Delivery Point(s)</u>	<u>Monthly Gallons</u>	<u>Product</u>

2. Payment Terms: Payment Net 15 Days from date of bill of lading. All payments shall be made in US Dollars. Volume shall be determined solely by the terminal net bill of lading or certified meter reading.

3. Term: The Term of this Agreement shall be for a period of _____ months, beginning on _____ and ending on _____.

4. Price:

5. Credit: Upon request Buyer will promptly furnish to Seller financial statements, references from banks and trade organizations and any other information requested by Seller. Buyer represents and warrants that all financial statements or similar documents provided by Buyer to Seller (previously or hereafter) (i) do or will fairly present in all material respects Buyer's financial condition as of the date of such documents; (ii) have been prepared in accordance with U.S. generally accepted accounting principles and (iii) if audited, have been certified without reservation by a firm of independent public accountants. Seller shall determine a credit limit ("Credit Limit") for Buyer. Buyer agrees that it shall not contract for Product(s) in excess of its Credit Limit. Buyer shall have the right to contract for amounts reflecting the difference between the Credit Limit and any amounts due and owing to Seller. Seller in its discretion may require Buyer to make a good faith deposit at initiation of this Agreement to secure Buyer's performance. [Alternative: Seller in its discretion may require Buyer to make several deposits on demand during the Term of the Agreement to secure Buyer's performance.] Such deposit(s) will constitute credit against future delivery and may be applied against one or more invoices (exclusive of taxes) in Seller's discretion. Seller has the right to use any deposit(s) to set off against any obligations of this Agreement in the event Buyer defaults, becomes insolvent or files for bankruptcy.

6. Taxes/Fees: Buyer acknowledges that taxes and fees are not included in the price set forth above, shall be billed as a separate line item and are subject to change from time to time without notice. Buyer further acknowledges that it is responsible for paying on demand any and all (a) costs and expenses for transportation from the designated supply point(s) set forth herein and (b) taxes, duties, charges, assessments and fees (including without limitation superfund and environmental fees) imposed, directly or indirectly, now or hereafter on, against, in respect of, or measured by the Product(s), or any material contained in the Product(s), or related to inspection, production, manufacture, sale, use, purchase, storage, transportation, delivery, or

other handling of the Product(s) or material contained in the Product(s), or any feature thereof, or otherwise relating to this Agreement. The parties specifically agree that the preceding sentence shall apply regardless of any other term or condition contained herein or any other agreement between the parties. Should Buyer claim exemption from any taxes, Seller is under no obligation to verify such status and Buyer shall indemnify Seller pursuant to Paragraph 15 in the event Buyer is or was not exempt from such taxes.

7. Specification: Per Seller specifications.

8. Quantity/Volume: Buyer shall purchase 100% of Monthly Gallons per each Delivery Point. Buyer is required to lift Product(s) ratably on a weekly basis at all Delivery Points.

9. Ratable Usage: During each calendar month of this Agreement, Buyer is required to lift each Product on a ratable basis by the week at any or all of the delivery points. The weekly ratable volume for each Product by delivery point is 7/30 of the maximum monthly volume (defined as one twelfth of Purchaser's yearly commitment or otherwise computed on a pro rata basis based on the number of months of this Agreement) specified for each delivery point.

10. Default and Remedies: For the purposes of this Agreement, Buyer's default includes (a) the making of any false or misleading representation in this Agreement and (b) the failure to observe or comply with any provision or covenant in this Agreement. In the event of Buyer's default, Seller may seek all legal and equitable remedies, including, without limitation, all rights provided by Article 2 of the Uniform Commercial Code. Seller may also seek its attorneys' fees, costs and expenses incurred in connection with Buyer's default. In addition, in the event that any invoice is not paid when due or Buyer takes delivery in violation of Buyer's Credit Limit, Seller may at its option (i) suspend or condition further deliveries or (ii) terminate this Agreement, without notice or demand, and all unpaid balances shall be immediately due and payable. In the event Buyer fails to take delivery of any portion of any Product(s) during the Term, including non-delivery as a result of Buyer's default, Buyer agrees to pay Seller immediately Seller's lost profits on the undelivered quantity of Product(s). All amounts not paid when due shall bear interest at ___% per annum and shall be payable with all costs of collection, including, without limitation, Seller's attorneys fees, costs and expenses. Upon the occurrence of any default, Seller may set off against the indebtedness of any amounts owing by Seller to Buyer, whether or not those amounts are immediately payable. Seller shall have the right to require the Buyer to take possession of the Product with or without demand and with or without process of law and the right to sell or dispose of the Product.

11. Notices: Any notice, request or other communication required or permitted by or pertaining to this Agreement ("Notices") shall be in writing and issued to the addresses as listed above. Notices shall be delivered by (a) by a nationally recognized courier or messenger service with confirmed delivery, (b) personal service or (c) first class mail prepaid. Notice using the methods set forth in (a) or (b) shall be deemed effective if delivered between 9AM (EST) and 5PM (EST) ("Business Hours") on a day on which commercial banks are open for business ("Business Day"); any notices delivered after Business Hours or on a non-Business Day shall be deemed delivered as of 9AM (EST) on the first succeeding Business Day. Notices by first class prepaid mail shall be deemed received 5 calendar days after mailing. Refusal by a party to accept notice shall not affect its validity.

12. Allocation: Seller, in its sole discretion, may decide to allocate or limit quantities of Product(s) available for sale. In such instance, Seller shall exercise reasonable efforts to provide all of its buyers with allocations of Product(s) reflecting amounts purchased previously on a regular basis prior to allocating any Product(s) to non guaranteed quantity purchase customers and/or new customers.

13. Over Lifting: For purchases of Product(s) exceeding the amounts set forth in Section 1 above, the Buyer shall be charged in accordance with current Port Consolidated delivered prices.

14. Non-Reliance: Buyer represents that is entering into this Agreement as a principal (rather than as agent of any person or entity) and has made its own independent decisions to enter into this Agreement. Buyer is not relying on any communication (written or oral) of Seller as a recommendation to enter into this Agreement. Buyer is capable of assessing the merits of and understanding (on its own behalf or through independent professional advice), and understands and accepts, the terms, conditions and risks of this Agreement.

15. Warranties: Seller warrants that Product(s) delivered to Buyer will conform to the description(s) set forth on page 1 of this Agreement. This is Seller's sole warranty. **SELLER MAKES NO OTHER WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, WITH REGARD TO ANY PRODUCT(S) PURCHASED HEREUNDER. ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED AND SPECIFICALLY EXCLUDED.**

16. LIMITATION OF LIABILITY: SELLER DISCLAIMS AND BUYER HOLDS SELLER HARMLESS FROM AND AGAINST ANY LIABILITY FOR CONSEQUENTIAL OR OTHER INCIDENTAL DAMAGES. BUYER AGREES TO INDEMNIFY AND HOLD SELLER HARMLESS FROM ANY CLAIMS OF LIABILITY ARISING FROM USE OF THE PRODUCT, WHETHER SINGLY OR IN COMBINATION WITH OTHER SUBSTANCES. Seller shall not be liable for damages, whether arising from performance of Seller's obligations under this Agreement, tort (negligence), or otherwise for loss of anticipated profits, loss by reason of plant shutdown, non-operation or increased expense of operation, service interruption, claims of customers, cost of money, loss of use of capital or revenue, or for any special, incidental or consequential loss or damage. Buyer agrees to defend, indemnify and hold harmless Seller from and against any and all liability, losses, damages, costs, claims, lawsuits, judgments, settlements and expenses, including without limitation, reasonable attorneys fees, costs and expenses arising or related to this Agreement or Seller's performance under this Agreement. Buyer assumes all risk and liability for and shall indemnify and hold Seller harmless from and against any and all loss, damage or injury to persons or property (whether to Buyer or third parties) arising out of the ownership, use, custody, control or disposition of the Product(s) by Buyer, its agents and employees or by any third parties.

17. Risk of Loss and Title: Identification of the Product(s) shall occur the Agreement is effective. Risk of loss passes to Buyer on identification. Title of the Product(s) shall pass to Buyer on physical possession.

18. Defects: Buyer shall within 2 days advise Seller of any alleged defect or failure to conform with specifications. If the parties agree that the Seller is responsible, at Seller's option (a) the defective Product(s) shall be returned at Buyer's expense, properly safeguarded against normal transit

risks as required by Seller, for replacement by Seller or (b) the parties shall negotiate a mutually acceptable amount to be deducted from the Agreement price, the payment of which shall operate as a full release of Seller. Buyer's failure to notify Seller of any alleged defect or failure to meet specification within 2 days shall constitute a complete waiver of any claim with respect to defects or failure to conform and Buyer's release and covenant not to sue Seller with respect to any such claim.

19. Acceptance: Buyer's acceptance of delivery of Product(s) shall constitute irrefutable evidence of its agreement to the terms and conditions set forth herein.

20. Responsibility to Warn and Report: Buyer assumes all responsibility for (a) warning and protecting its personnel and any third parties of all hazards to persons and property related to the Product(s) and (b) complying with all relevant reporting obligations under the Emergency Planning and Community Right to Know Act of 1986, 42 USC Sections 11001-11049 resulting from the presence of chemicals under this Agreement.

21. Applicable Law/Forum/Jury Waiver: This Agreement is governed by and shall be construed under the laws of the State of Florida without reference to conflicts of laws rules or principles. With respect to any suit, action or proceedings relating to this Agreement ("Proceedings") each Party irrevocably (a) submits to the exclusive jurisdiction of the courts of the State of Florida and the United States District Court located in Broward County; (b) waives any objection that it may have at any time to the laying of venue of any Proceedings brought in such court, (c) waives any claim that such Proceedings have been brought in an inconvenient forum and (d) further waives the right to object, with respect to such Proceedings, that such court does not have jurisdiction over such party, INsofar AS PERMITTED BY LAW. EACH PARTY IRREVOCABLY WAIVES ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY LEGAL PROCEEDING IN CONNECTION WITH THIS AGREEMENT AND ACKNOWLEDGES THIS WAIVER IS A MATERIAL INDUCEMENT TO THE OTHER PARTY'S ENTERING INTO THIS AGREEMENT. The prevailing party in any litigation between the parties shall be entitled to recover reasonable costs including external attorneys fees.

22. Waiver: No waiver by either Party hereto of a breach of an obligation owed hereunder by the other shall be construed as a waiver of any other breach, whether of the same or of a different nature. No delay or failure on either Party's part to enforce any right or claim, which it may have hereunder, shall constitute a waiver on the respective Party's part of such right or claim. All rights and remedies arising under this Agreement as amended and modified from time to time are cumulative and not exclusive of any rights or remedies which may be available at law or otherwise.

23. Assignment: Neither Party shall assign this Agreement without the consent of the other Party hereto. Any such attempt to assign this Agreement shall be null and void. Nothing herein shall confer or is intended to confer on any person or entity which is not a party to this Agreement any rights or benefits under this Agreement.

24. Amendment: This Agreement shall not be modified or amended, except by written instrument duly executed by officers or other duly authorized representatives of the respective Parties. Notwithstanding the foregoing, Buyer agrees that Seller may modify the terms of this Agreement at any time to comply with changes in applicable law. Acceptance or acquiescence in a course of performance rendered shall not be relevant to determine the meanings of these terms and conditions. Notwithstanding any provisions therein to the contrary, any terms and conditions in a Buyer's purchase order, confirmation, acknowledgement form or other document issued by the Buyer that conflict with this Agreement or increase Seller's obligations are rejected and shall not be binding on Seller unless expressly accepted by Seller in writing.

25. Severability: Any provision hereof which is legally unenforceable shall be ineffective only to the extent of such unenforceability without thereby invalidating the remaining provisions hereof or affecting the validity of enforceability of this Agreement as a whole.

26. Entire Agreement: This Agreement contains the entire agreement and understanding between the Parties with respect to the subject matter hereof, and there are no other promises, representations, or warranties affecting it.

27. Force Majeure: In no event shall the Seller be held liable (a) for indirect, consequential, punitive, or multiple damages or (b) for any loss of any kind caused, directly or indirectly, by federal, state or local law, order or regulation, government restrictions, war (whether declared or undeclared), terrorist acts, insurrection, riots, fires, flooding, strikes, failure of utility services, accidents, adverse weather or other events of nature, or other conditions beyond its reasonable control.

28. Insurance: Buyer shall carry and maintain comprehensive general public liability insurance, including contractual liability, bodily injury and property damage, workmen's compensation, and employer's liability insurance throughout the Term of the Agreement and any extension of this Agreement.

29. Recording: Each party may, in its commercially reasonable discretion, record, on tape or otherwise, any telephone conversation between the parties and involving their respective officers, agents and employees, and each party hereby agrees and consents thereto.

30. Time is of the Essence: Time is of the Essence in this Agreement. Failure to meet a deadline shall be a breach.

31. Headings: Headings in this Agreement are for convenience only and should not be used for interpretive purposes.

32. Authority to Sign: Each party executing this Agreement is duly authorized to do so and all entity action necessary for the making of this Agreement has been duly taken.



**City of Pompano Beach, Purchasing Division
1190 N.E. 3rd Avenue, Building C
Pompano Beach, Florida, 33060**

December 22, 2016

ADDENDUM #1, BID E-13-17

Unleaded Gasoline and Diesel Fuel for Southeast Florida Purchasing Cooperative Group

To Whom It May Concern,

Please review the following question and the City's answer.

Q1: I wanted to confirm the volume on the bid as it seems to be a sizable difference from last year. Last year's volume: 21,434,744 gallons. This year's volume: 3,621,580 gallons. I wanted to make sure we recorded the correct gallons in our system and communicated it to our bid team.

A1: The aggregate fuel capacity of the Southeast Florida Governmental Purchasing Cooperative Group, which is shown in Attachment B, represents only one fill-up of all the tanks owned by each participating Co-op member. Attachment D "Co-op volume report Jan-Dec 2015" may be more useful for annual volume projections, as it records a full year's history of multiple deliveries.

Q2: [We] would like to prepare a proposal for the above referenced bid. However, I would like to know if we have to bid on all sites, or can we bid on just the tanker sites?

A2: This is an "all or nothing" solicitation. The successful proposer will be expected to provide diesel AND unleaded gasoline to all participating Co-op agencies.

Q3: Please provide a copy of the prior bid tabulations, invoice and bill of lading for our records for each location with a tank capacity of 5,000 or more.

A3: The previous contract, Attachment C Coral Springs Contract 14-A-035 RFP has been added to the attachments tab. As the successful proposer will bill, deliver to, and enter into separate contracts with approximately 40 participating Co-op agencies, there is no single source for the invoices and bills of lading for each of these agencies.

Q4: What are the volumes for this bid, either by agency or total? I need to be able to judge the commitments that need to be made and realistic projections of what products will be needed and in what quantity.

JP

A4: Attachment D "Co-op volume report Jan-Dec 2015" has been added to the attachments tab.

Q5: What agencies may use their own trucks and what volumes would they require?

A5: Presently, the City of Boca Raton uses their own trucks. Attachment D "Co-op volume report Jan-Dec 2015" contains a record of their volume.

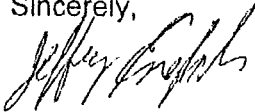
Attachments C and D have been added to the attachments tab of the electronic solicitation. Addendum #1 is posted on the City's eBid website: <http://pompanobeachfl.ionwave.net>. Acknowledge receipt of this Addendum using the Addendum Attribute on the Attributes tab in the eBid System.

The deadline for receipt of written questions is **5:00 p.m. (local) December 28, 2016**. No further questions will be accepted after this date. Oral and other interpretations or clarifications will be without legal effect.

The deadline for acceptance of sealed bids in the Purchasing Office, 1190 N.E. 3rd Avenue, Bldg. C, Pompano Beach, 33060, is **2:00 p.m. (local), January 4, 2017**.

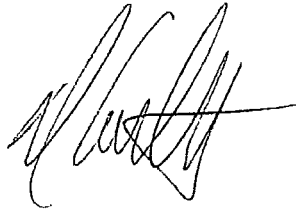
The remainder of the solicitation is unchanged at this time.

Sincerely,



Jeff English
Purchasing Agent

cc: website



Don Carlton

Pont Consolidated



3141 SE 14th Ave. • P.O. Box 350430
Ft. Lauderdale, FL 33335
Phone: (954) 522-1182
Fax: (954) 527-1191
Toll Free: (800) 683-5823

January 12, 2017

Jeff English
City of Pompano Beach
1190 NE 3rd Avenue
Building C
Pompano Beach, FL 33060

Re: Confirmed Cardlock Locations and Pricing

Dear Mr. English:

Please be advised. Port Consolidated has six locations throughout the South Florida where customers can fuel their vehicles directly from our automated fueling stations. They are as follows:

- 11550 NW 36th Ave., Miami, FL 33167 – Diesel and Gasoline -Mon. through Fri., 7 AM – 5 PM
- 3141 SE 14th, Ave., Ft. Lauderdale, FL 33316 – Diesel and Gasoline 24/7
- 2301 NW 15th Ave., Pompano, FL 33069 – Diesel and Gasoline 24/7
- 1126 Hammondville Rd., Pompano, FL 33039 – Diesel Mon. through Fri., 7 AM – 5 PM
- 1782 Skees Rd., West Palm Beach, FL 33411 – Diesel and Gasoline 24/7
- 6951 Garden Rd., Riviera Beach, FL 33404 – Diesel and Gasoline 24/7

Pricing for the above facilities will be the same as our confirmed delivered tankwagon pricing. I will send out Cardlock set-up/activation forms with additional information to the Co-op at a later date.

Should you have any questions or comments, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Carlton', is written over the word 'Sincerely' and the name 'Don Carlton'.

Don Carlton
President
Port Consolidated

Exhibit C

Rate Schedule

Prices are F.O.B. delivered as a differential from the applicable OPIS price published in the "OPIS Contract Benchmark File" as described herein for the date of delivery of product to the City, and Participating Agencies, and are exclusive of all Federal, State and County Excise taxes and fees. Any other applicable taxes and fees shall be added at the time of invoicing. The differential shall remain firm during the initial contract period and any renewal period unless agreed to in writing by both parties. The below pricing also includes the alternate fuels listed in RFP E-13-17.

Item No.	Description	Transport Delivery Differential	Tankwagon Delivery Differential
1	Unleaded Gasoline	0.007	0.089
2	Diesel Fuel	0.007	0.089

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING AN EASEMENT FROM OLYMPUS MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "GRANTOR") FOR THE BENEFIT OF THE CITY OF DANIA BEACH, FLORIDA (THE "GRANTEE") AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, Resolution, EXHIBIT B



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: March 23, 2017

RE: Olympus Easement

Introduction and Background

The CRA streets standards allow parallel parking roads within the CRA designated area. Olympus Management LLC owns property at SW 3rd Street and Federal Highway. They have petitioned the City to construct an “Oasis-type” permeable paver parallel parking alongside their building on SW 3rd Street, at their own expense. This would require shifting the existing sidewalk three (3) feet into their property. This parallel parking is open to public use since it’s located on the public right of way.

Olympus Management LLC, has agreed to grant the City of Dania Beach as Grantee, an easement in, over, upon, across and through that certain portion of the Olympus Parcel, as more particularly described in the attached sketch and legal description which easement shall be recorded in the Public Records of Broward County, Florida.

Recommendation

Staff recommends acceptance of the three (3) foot wide sidewalk easement along portion of SW 3rd Street.

Photos below show the before and after conditions of the on-street parking project and the shifted raised public sidewalk.

Below shows the condition before the construction of the parallel parking:



Photo below shows the final configuration of the sidewalk that was shifted into Olympus Management's property:



RESOLUTION NO. 2017-028

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING AN EASEMENT FROM OLYMPUS MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE “GRANTOR”) FOR THE BENEFIT OF THE CITY OF DANIA BEACH, FLORIDA (THE “GRANTEE”) AND THE REAL PROPERTY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Grantor, Olympus Management LLC, is the fee simple owner of certain real property located in Broward County, Florida, more particularly described in Exhibit “A”, a copy of which is attached and made a part of this Resolution (the “Olympus Parcel”); and

WHEREAS, Grantor has agreed to grant the City of Dania Beach as Grantee, an easement in, over, upon, across and through that certain portion of the Olympus Parcel, as more particularly described in Exhibit “B”, a copy of which is attached and made a part of this Resolution (the “Easement Area”), which easement shall be recorded in the Public Records of Broward County, Florida, a copy of which is attached as Exhibit “C” and made a part of this Resolution (the “Easement”); and

WHEREAS, the Easement is intended for ingress and egress to the Olympus Parcel and for public use in, over, upon, across and through the Olympus Parcel, with full rights and authority of the City to enter upon and excavate the Easement Area in order to install, construct, operate, relocate, replace, improve, remove, inspect, repair and maintain parking facilities as the City as Grantee shall, in its sole discretion, determine; and

WHEREAS, the Easement provides certain rights to the City and places certain restrictions on the Grantor.

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

Section 1. That the City Commission approves and accepts the Easement from the Grantor for ingress and egress and for public use in, over, upon, across and through that certain specific portion of the Olympus Parcel as described in the Easement, with full rights and authority of the City to enter upon and excavate the Easement Area in order to install, construct, operate,

relocate, replace, improve, remove, inspect, repair and maintain parking facilities as the City as Grantee shall, in its sole discretion, determine.

Section 2. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 3. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 28, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

OLYMPUS PARCEL

Lot 13, less the East 8 feet thereof, and Lot 14, less the East 8 feet thereof, and all of Lots 15 and 16, in Block A, of PARK HILL AMENDED, according to the Plat thereof, recorded in Plat Book 1, Page 163, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

EXHIBIT "B"

EASEMENT AREA

A PORTION OF LOT 14, LESS THE EAST 8 FEET THEREOF, AND LOT 15, BLOCK A, OF "PARK HILL AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 163, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING TO THE SOUTHWEST CORNER OF SAID LOT 15;
THENCE N.00°40'34"W., ALONG THE WEST LINE OF SAID LOT 15 FOR A DISTANCE OF 3.00';
THENCE N.89°18'24"E., FOR A DISTANCE OF 149.00';
THENCE S.00°41'36"E., FOR A DISTANCE OF 3.00';
THENCE S.89°18'24"W., ALONG THE SOUTH LINE OF SAID LOTS 14 AND 15 FOR A DISTANCE OF 149.00' TO THE POINT OF BEGINNING.

EXHIBIT "C"

EASEMENT

**This instrument was prepared by
Record and return to:**

Eduardo M. Soto, Esq.
Weiss Serota Helfman Cole & Bierman, PL
2525 Ponce de Leon Boulevard, Suite 700
Coral Gables, Florida 33134

Folio Number: 51-42-03-02-0100

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the "**Easement**") is made this ____ day of _____, 2016 by and between **Olympus Management LLC, a Florida limited liability company** ("**Grantor**"), whose address is _____, and the **CITY OF DANIA BEACH**, a municipal corporation of the State of Florida, whose address is 100 W. Dania Beach Blvd., Dania Beach, Florida 33004 ("**Grantee**").

RECITALS:

WHEREAS, Grantor is the fee simple owner of certain real property located in Broward County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Olympus Parcel**"); and

WHEREAS, Grantor has agreed to grant to Grantee certain easements over, across, and under portions of the Olympus Parcel.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the Grantee and Grantor agree as follows:

1. **Recitals.** The parties acknowledge that the foregoing recitals are true and correct and hereby incorporated into this Easement as if fully set forth herein.

2. **Access Easement.** Grantor does hereby grant and convey to Grantee and its successors and assigns, a perpetual non-exclusive easement for ingress and egress and for public use in, over, upon, across and through that certain portion of the Olympus Parcel more particularly described on Exhibit "B" attached hereto and made a part hereof (the "**Easement Area**") with full rights and authority to enter upon and excavate the Easement Area in order to install, construct, operate, relocate, replace, improve, remove, inspect, repair and maintain parking facilities as the Grantee shall, in its sole discretion, determine.

3. **Public Access.** Grantor expressly acknowledges and agrees that general public shall have the right to use the Easement Area for pedestrian ingress and egress.

4. **Maintenance of Easement Areas.** Grantor shall, at its sole cost and expense, maintain and keep in good repair the Easement Area and shall keep such areas clear and free of rubbish and obstruction of every nature.

5. **No Obstruction of Traffic.** Grantor shall not cause or permit any obstruction to the free flow of pedestrian traffic or use of the easement rights granted herein, without the prior written consent of Grantee.

6. **Covenants Running with the Land.** It is intended that the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the Olympus Parcel and create equitable servitudes in favor of the real property benefited thereby, and shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs and personal representatives.

7. **Attorneys' Fees.** In the event a party institutes any legal action or proceedings for the enforcement of any right or obligation herein contained, the prevailing party shall be entitled to recover its cost and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

8. **Severability.** Each provision of this Easement and the application thereof are hereby declared to be independent of and severable from the remainder of this Easement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Easement.

9. **Amendment or Termination.** This Agreement may be amended, modified or terminated only by a written instrument signed by both parties or their respective successors and assigns, which instrument will only become effective be recorded in the Public Records of Broward County, Florida.

10. **Governing Laws.** The laws of the State of Florida shall govern the interpretation, validity, performance and enforcement of this Easement. Venue for any action brought hereunder shall be proper exclusively in Broward County, Florida.

11. **Successors and Assigns.** The covenants, conditions and agreements contained in this Easement will inure to the benefit of and be binding upon the successors and assigns of Grantor and the Grantee.

12. **Waiver.** No express or implied consent or waiver by a party to or of any breach or default by the other party in the performance by such other party of its obligations under this Easement will be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other party of the same or any other obligations of such other party hereunder. Failure by a party to complain of any act or failure to act of the other party or to declare the other party in default, irrespective of how long such failure continues will not constitute a waiver by such party of its rights hereunder. The giving of consent by a party in any one instance will not limit or waive the necessity to obtain such party's consent in any future instance.

13. **Authority to Execute.** Grantor warrants and represents to Grantee that the individuals signing this Easement on behalf of Grantor have full power and authority to execute and deliver the Easement and to bind Grantor.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this Easement the day and year first above written.

GRANTOR:

WITNESS:

Olympus Management LLC, a Florida limited liability company

Print Name: _____

By: _____

Print Name: _____

Name: _____

Its: _____

STATE OF _____)

) **SS:**

COUNTY OF _____)

The foregoing Instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ of **Olympus Management LLC**, a Florida limited liability company who (check one) [☐] is personally known to me or [☐] has produced _____ as identification.

Notary Public

Print Name:

My commission expires:

GRANTEE:

CITY OF DANIA BEACH, a municipal
corporation of the State of Florida

Print Name: _____

Print Name: _____

By: _____

Name: _____

Its: _____

ATTEST:

Louise Stilson, City Clerk

Date of execution: _____, 2016

Approved as to form and correctness:

By: _____
Thomas J. Ansbro, City Attorney

CONSENT OF MORTGAGEE

The undersigned, being a mortgagee of the following described property under that certain Mortgage filed August 13, 2015, under Official Records Instrument Number 11317159, in the Public Records of Broward County:

Lot 13, less the East 8 feet thereof, and Lot 14, less the East 8 feet thereof, and all of Lots 15 and 16, in Block A, of PARK HILL AMENDED, according to the Plat thereof, recorded in Plat Book 1, Page 163, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

does hereby acknowledge that the terms of the Easement are and shall be binding upon the undersigned and its successors in title. Nothing contained herein shall be construed as Mortgagee waiving any rights afforded to it by the Mortgage, or the documents evidencing the same.

Witnesses:
corporation

TOTALBANK, a Florida banking

By: _____

Printed name: _____

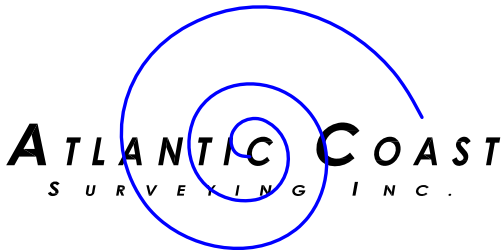
Printed title: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

_____ known to me, acknowledges in my presence in Miami-Dade County, Florida, on _____, 2016, that he/she executed the foregoing instrument voluntarily. _____ is [] personally known to me [] or produced identification in the form of _____, and acknowledges that he/she executed the same for the purposes herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State last aforesaid, this _____ day of _____, 2016.



PROJECT: 29972SL

SKETCH AND LEGAL DESCRIPTION

SHEET 1 OF 1

LEGAL DESCRIPTION

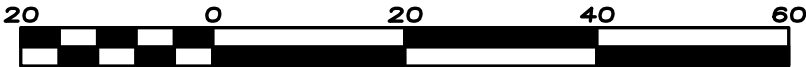
3' SIDEWALK EASEMENT

A PORTION OF LOT 14, LESS THE EAST 8 FEET THEREOF, AND LOT 15, BLOCK A, OF "PARK HILL AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 163, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING TO THE SOUTHWEST CORNER OF SAID LOT 15;
THENCE N.00°40'34"W., ALONG THE WEST LINE OF SAID LOT 15 FOR A DISTANCE OF 3.00';
THENCE N.89°18'24"E., FOR A DISTANCE OF 149.00';
THENCE S.00°41'36"E., FOR A DISTANCE OF 3.00';
THENCE S.89°18'24"W., ALONG THE SOUTH LINE OF SAID LOTS 14 AND 15 FOR A DISTANCE OF 149.00' TO THE POINT OF BEGINNING.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
LINE 1	N.00°40'34"W.	3.00'
LINE 2	N.89°18'24"E.	149.00'
LINE 3	S.00°41'36"E.	3.00'
LINE 4	S.89°18'24"W.	149.00'



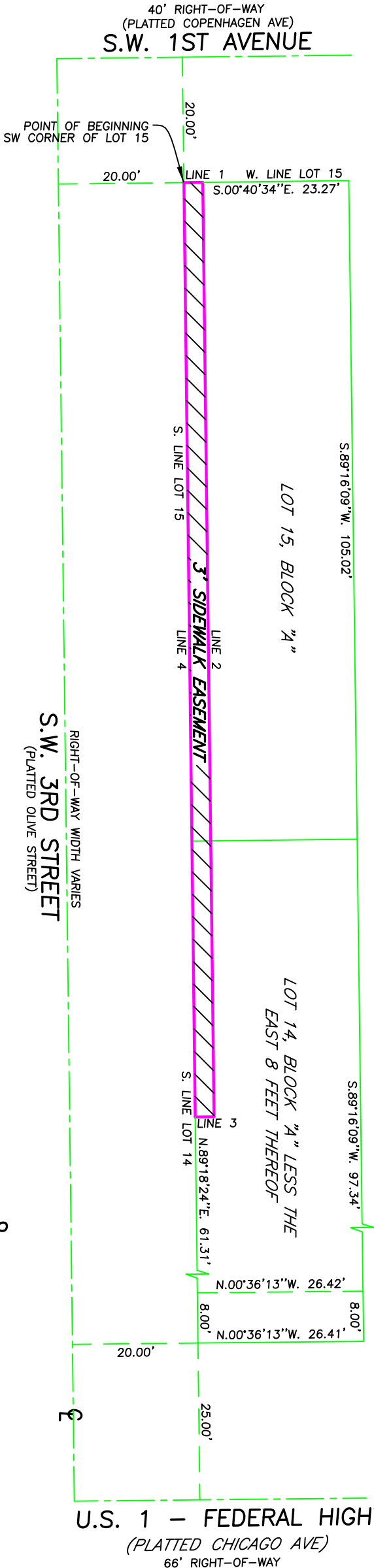
Scale 1" = 20'

Paul J. Stowell

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
p.954.587.2100 f.954.587.5418
© 2016 ATLANTIC COAST SURVEYING INC.

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THE LEGAL DESCRIPTION AND SKETCH DOES NOT CONSTITUTE A LAND SURVEY ATLANTIC COAST SURVEYING, INC.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING PART 1 “USE REGULATIONS,” ARTICLE 110 “USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS” AND PART 3 “SPECIAL ZONING DISTRICTS,” SUBPART 1 “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS,” ARTICLE 302 “DETAILED USE REGULATIONS,” BY AMENDING THE PERMITTED USES WITHIN THE NEIGHBORHOOD MIXED USE (NBHD-MU) DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (FIRST READING)

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

Staff Report, Application, Ordinance



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

DATE: March 28, 2017

TO: Robert Baldwin, City Manager

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

FROM: Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager *[Signature]*

SUBJECT: **TX-22-17:** The applicant, City of Dania Beach is requesting zoning text amendments to the City's Unified Land Development Code, known as OneCode (FIRST READING).

REQUEST

TEXT AMENDMENT

1. To amend the list of permitted uses for the Neighborhood Mixed Use (NBHD-MU) zoning district, per Section 110 & 302.

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

The following amendments to the Unified LDC are proposed:

NEIGHBORHOOD MIXED USE

This amendment will coordinate the permitted use table for Commercial and Mixed – Use Districts permitted, special exception and prohibited use table with the Community Redevelopment Agency (CRA) permitted, special exception and prohibited use table. The following uses were identified in the Commercial table and are being added to the CRA table via this amendment.

- Bakeries, delicatessens
- Assembly and light fabrication of goods and materials

The changes will also identify five (5) additional uses in the College Garden area with Neighborhood – Mixed Use zoning only for the properties located south of Stirling Road, east of Phippen Road, north of West Dixie Highway, and east of the railroad tracks. The new uses include the following:

- Catering establishment
- Indoor play centers
- Vinyl sign fabrication and sign printing shops
- Warehouse
- Wholesale: combined office-showroom-warehouse facilities

This change is being made at request of the public and in coordination with the CRA staff.

This application will be heard by the City Commission at two (2) public hearings.

PLANNING AND ZONING BOARD ACTION

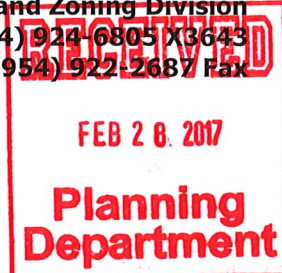
On March 15, 2017 the Planning and Zoning Board is scheduled to hear this item. The Board's recommendation will be presented at the City Commission meeting.

RECOMMENDATION

Staff recommends approval of the requested text amendments.



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



Standard Development Application

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

Date Rec'd: _____

Petition No.: TX-22-17

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

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

Location Address: City Wide

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

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

Address of Applicant: _____

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: City Wide

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text Amendment to the permitted uses in NBHD-MU
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

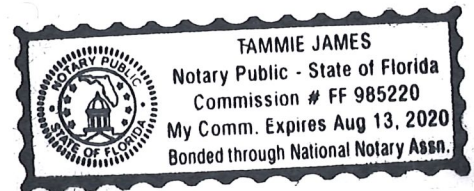
BEFORE ME THIS 01 DAY OF 03, 2017

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).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

ORDINANCE NO. 2017-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING PART 1 “USE REGULATIONS,” ARTICLE 110 “USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS” AND PART 3 “SPECIAL ZONING DISTRICTS,” SUBPART 1 “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS,” ARTICLE 302 “DETAILED USE REGULATIONS,” BY AMENDING THE PERMITTED USES WITHIN THE NEIGHBORHOOD MIXED USE (NBHD-MU) DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 2. That Article 110 – “Use Regulations For Commercial and Mixed Use” of the City of Dania Beach Land Development Code is amended to read as follows²:

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

* * *

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

	INDUSTRIAL	MIXED-USE DISTRICTS						COMMERCIAL ZONING DISTRICTS			
			CRA FORM-BASED DISTRICTS								
<u>Legend</u> P - Permitted P(#) - Permitted subject to numbered footnote A - Permitted accessory use only	Marine	RO (see sec 110-180)	C C	EDB B-MU	SFE D-MU	GTW Y-MU	NBH D-MU	C - 1	C - 2	C - 3	C - 4

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

² Additions to the text are shown in underline. Deletions from the text are shown in ~~strikethrough~~.

SE - Permitted special exception use only											
NP	- Not permitted										
USES											

Assembly and light fabrication of <u>goods and materials</u>	SE	NP	SE	NP	NP	NP	SE	NP	NP	NP	SE

Catering establishments [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	NP*	NP	NP	P	P

* * *											
Indoor play center providing primarily physical and imaginative non-electronic recreational opportunities for primarily preschool and elementary aged children, and which may also offer accessory retail sales, food and beverage sales [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	NP	NP*	P	P	P	P

* * *

Vinyl sign fabrication and sign printing shops (excluding metal fabrication sand blasting)	NP	NP	NP	NP	SE	SE	NP*	N P	S E	S E	S E
--	----	----	----	----	----	----	-----	--------	--------	--------	--------

and spray painting processes) [*subject to section 302-20(22)]											
Warehousing with up to twenty (20) percent ancillary office space [*subject to section 302-20(22)]	A	NP	NP	NP	NP	NP	NP*	N P	N P	S E	P
* * *											
Wholesale: combined office-showroom-warehouse facility with up to twenty percent (20%) ancillary office space [*subject to section 302-20(22)]	P	NP	NP	NP	NP	NP	NP*	N P	N P	N P	P
* * *											

Section 3. That Article 302 - “Detailed Use Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 302. – DETAILED USE REGULATIONS

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

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

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses		Districts							
NP	- Not permitted	City Center	EDBB-MU		SFED-MU		GTWY-MU	NNBHD-MU	NBHD-RES
			Principal Street Frontage						
			EDBB	Other streets	S. Fed. Hwy Sheridan St.	Other Streets			
Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway									
	MIXED USE [subject to section 302-40]								
	Mixed residential and commercial use	P	P	P	P	P	P	P	NP
* * *									
	MIXED-USE COMMERCIAL (uses that are compatible with residential uses on adjoining stories)								
	* * *								
	<u>Bakeries, delicatessens</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>

* * *								
	GENERAL COMMERCIAL (uses that may not be compatible directly under a residential story)							
	* * *							
	<u>Catering establishment</u> [*subject to section 302-20(22)]	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P *</u>
	* * *							
	<u>Indoor play center providing primarily physical and imaginative non-electronic recreational opportunities for primarily preschool and elementary aged children, and which may also offer accessory retail sales, food and beverage sales</u> [*subject to section 302-20(22)]	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>P *</u>
	* * *							
	INDUSTRIAL, OTHER							
	* * *							
	<u>Assembly and light</u>	<u>SE</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>SE</u>

	<u>fabrication of goods and materials</u>								
	* * *								
	<u>Vinyl sign fabrication and sign printing shops (excluding metal fabrication sand blasting and spray painting processes)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>SE</u>	<u>NP</u>	<u>SE</u>	<u>P *</u>	<u>NP</u>
	<u>[*subject to section 302-20(22)]</u>								
	* * *								
	<u>Warehousing with up to twenty (20) percent ancillary office space</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P *</u>	<u>NP</u>
	<u>[*subject to section 302-20(22)]</u>								
	* * *								
	<u>Wholesale: combined office-showroom-warehouse facility with up to twenty percent (20%) ancillary office space</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P *</u>	<u>NP</u>
	<u>[* subject to section 302-20(22)]</u>								

* * *

Sec. 302-20. - Conditions of use

* * *

(22) All uses within this restriction shall only be permitted within the NBHD-MU District on those properties which are located south of Stirling Road, east of Phippen Road, north of West Dixie Highway, and west of the FEC railroad tracks.

* * *

Section 4. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 6. That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section”, “article” or such other appropriate word or phrase in order to accomplish such intentions.

Section 7. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on March 28, 2017.

PASSED AND ADOPTED on second reading on _____, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 302, "DETAILED USE REGULATIONS," TO REVISE AND ADD CONDITIONS OF USE FOR CONVENIENCE STORES TO ALLOW FOR REDEVELOPMENT ON QUALIFYING SITES OF CONVENIENCE STORES WITH RETAIL MOTOR FUEL PUMPS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Ordinance



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

DATE: March 28~~January 18~~, 2017

TO: Robert Baldwin, City Manager~~Planning and Zoning Board~~

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **TX-1526-167:** The applicant, Bowman Consulting Group, Ltd., on half of the property owner, Guru Shakti Group, LLC., City of Dania Beach, is requesting a~~several~~ zoning text amendments to the City's Unified Land Development Code, known as OneCode (FIRST READING).

REQUEST

TEXT AMENDMENT

~~To allow special purpose vehicles in residential district if fully enclosed or screened from view; per Section 105-130(D).~~

~~To make allowable encroachments applicable to all properties in RM, RM-1, and RM-2 zoning districts and add additional permitted encroachments; per Section 215-60.~~

~~To add mechanical equipment and covered patio/deck to list of accessory structures for RMH zoning district; per Section 215-90.~~

~~To delete driveway separation from intersection of local streets; per Section 265-160.~~

~~To Change convenience store use from a permitted use in GTWY-MU and NBHD-MU to a conditional use and add an additional condition of use for the SFED-MU/other streets; per Section 302-10.~~

~~To delete Xeriscape definition and add Florida Friendly Landscaping definition; per Section 825-50~~

~~To allow a general license issuance to remove a tree in excess of current code requirements; per Section 825-60.~~

~~To require no additional tree replacement if existing tree count meets current requirements; per Section 825-100.~~

~~To eliminate reference to xeriscape and replace with Florida friendly; per Section 825-110.~~

~~To adopt a new specimen tree appraisal formula for establishing replacement cost; per Section 825-140.~~

~~To amend the Land Development Code (LDC) conditional uses for convenience store, per Section 302-20(8).~~

PUBLIC HEARING NOTICE

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

The applicant is proposing changes to the conditional uses for convenience stores in order to construct a new 7 Eleven convenience store and gasoline station at the north west corner of Sheridan Street and Federal Highway where a gasoline station currently exists today.

The applicant is proposing the following conditions of use for convenience stores:

- (a) Minimum one thousand (1,000) feet of separation from an existing convenience store operating as the principal use;
- (b) Location within a building containing three thousand five hundred (3,500) square feet with at least one thousand five hundred (1,500) other tenant with at least one thousand (1,000) square feet of other commercial, retail, or office uses;
- (c) Location within a freestanding building or on a shopping center out-parcel is prohibited;
- (d) Redevelopment of an existing retail fuel station that will include a convenience store shall be restricted to locations that comprise no more than one (1) acre of land that complies with sec. 302-20 (A)(13);
- (e) Redevelopment of an existing retail fuel station that will include a convenience store must be located at an intersection with annual average daily traffic (AADT) counts that exceed 50,000 trips confirmed by a licensed traffic engineer and shall have no more than six (6) fuel pumps (12 fueling positions).

In addition to the requested text amendments, the applicant will also need Site Plan approval and several Variances, which are currently going through Development Review Committee (DRC) review.~~the penalty requirement resulting from tree abuse; per Section 825-200.~~

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

The following amendments to the Unified LDC are proposed:

~~SPECIAL PURPOSE VEHICLES~~

~~This amendment allows special purpose vehicles in residential districts. Provided it is fully enclosed or screened from view.~~

~~ENCROACHMENTS~~

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

~~ACCESSORY STRUCTURES & ENCROACHMENTS~~

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

~~DRIVEWAY SEPARATION~~

~~This change will eliminate the current driveway separation from intersection of local streets. This regulations is often problematic in residential neighborhoods with lots of fifty (50) to sixty-five (65) feet in width.~~

~~CONVENIENCE STORES~~

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

~~FLORIDA FRIENDLY~~

~~This change will update old terminology by deleting the Xeriscape definition and adding the Florida Friendly Landscaping definition as a replacement.~~

~~TREE REMOVAL/REPLACEMENT~~

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

~~TREE REPLACEMENT~~

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

~~FLORIDA FRIENDLY~~

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

~~SPECIMEN TREE APPRAISAL FORMULA~~

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

TREE ABUSE PENALTY

~~This amendment makes the property owner responsible for the tree abuse where previously the violationor was responsible. In addition, the change gives the property owner the choice to conduct remedial maintenance action or replace the tree.~~

This application will be heard by the City Commission at two (2) public hearings.

PLANNING AND ZONING BOARD ACTION

On March 15, 2017 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the proposed text amendments.

RECOMMENDATION

Approve on first reading.

~~Provide recommendation of approval to the City Commission.~~

Lajoie, Corinne

From: LaFerrier, Marc
Sent: Friday, March 17, 2017 6:14 PM
To: Rana Brown; Lajoie, Corinne; Ron Book
Subject: RE: 38068 Dania Beach - Adjusted Text Language for Commission Hearing

Rana: We will not need the additional language. A convenience store is regulated by our code as a principal use. Marc

From: Rana Brown [mailto:Rana@rlbookpa.com]
Sent: Friday, March 17, 2017 3:53 PM
To: Lajoie, Corinne; LaFerrier, Marc; Ron Book
Subject: RE: 38068 Dania Beach - Adjusted Text Language for Commission Hearing

According to our folks, line (a) is restricting the construction of a new convenience store from any existing convenience store within 1,000 feet.

We want to identify that the other existing convenience store we are being separated from, is actually operating as a principal use, not an accessory use.

It could be reworded as follows also:

- (a) Minimum one thousand (1,000) feet of separation from an existing convenience store **operating as the principal use;**

Rana

Rana G. Brown
Ronald L. Book, P.A.
18851 N.E. 29th Ave., Ste. 1010
Aventura, FL 33180
Cell: 786.417.3504
Office: 305.935.1866
Email: rana@rlbookpa.com

From: Lajoie, Corinne [mailto:cchurch@daniabeachfl.gov]
Sent: Friday, March 17, 2017 3:18 PM
To: Rana Brown <Rana@rlbookpa.com>; LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; Ron Book <Ron@rlbookpa.com>
Subject: RE: 38068 Dania Beach - Adjusted Text Language for Commission Hearing

Doesn't the square footage requirement of the convenience store illuminate the need to identify it as the principal use?

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager

City of Dania Beach, FL

From: Rana Brown [mailto:Rana@rlbookpa.com]
Sent: Friday, March 17, 2017 3:16 PM
To: Lajoie, Corinne; LaFerrier, Marc; Ron Book
Subject: RE: 38068 Dania Beach - Adjusted Text Language for Commission Hearing

Hi Corinne,

In this regard, "principal use" means that the convenience store is the principal use, not an accessory use to a fuel station. Old gas stations had fuel pumps with a tiny convenience store which would be considered an accessory use to the fuel station. This is important for our guys, who want to be clear in the text.

We are ok with changing dispensers back to pumps, as long as the note is kept about the 12 fueling positions. It is often confusing between pumps and fueling positions. For example, one dispenser has two fueling positions.

I hope that makes it more clear from our perspective, and works for you all as well.

Rana

~~~~~  
**Rana G. Brown**  
**Ronald L. Book, P.A.**  
18851 N.E. 29th Ave., Ste. 1010  
Aventura, FL 33180  
Cell: 786.417.3504  
Office: 305.935.1866  
Email: [rana@rlbookpa.com](mailto:rana@rlbookpa.com)

**From:** Lajoie, Corinne [mailto:[cchurch@daniabeachfl.gov](mailto:cchurch@daniabeachfl.gov)]  
**Sent:** Friday, March 17, 2017 2:55 PM  
**To:** Rana Brown <[Rana@rlbookpa.com](mailto:Rana@rlbookpa.com)>; LaFerrier, Marc <[mLaFerrier@daniabeachfl.gov](mailto:mLaFerrier@daniabeachfl.gov)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>  
**Subject:** RE: 38068 Dania Beach - Adjusted Text Language for Commission Hearing  
**Importance:** High

I spoke with Marc about your last clarifications. We are not sure what "principal use convenience store" means, therefore we are requested that it be deleted from condition (a). He is also requesting that the word 'dispensers' be changed to 'pumps' in condition (e).

Please confirm your acceptance of these changes.  
Thank you.

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

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**From:** Rana Brown [mailto:[Rana@rlbookpa.com](mailto:Rana@rlbookpa.com)]  
**Sent:** Friday, March 17, 2017 1:42 PM  
**To:** Lajoie, Corinne; LaFerrier, Marc; Ron Book  
**Subject:** FW: 38068 Dania Beach - Adjusted Text Language for Commission Hearing

Hi Corinne! Below is the response from the 7-11 guys, and their consultants, on this project. They have two minor additions. The language they have added below in green, is simply clarifying language for them, and is in two places, (a) and (e). Please let me know what you and Marc think about these two minor tweaks.

Thank you!

Rana

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**Rana G. Brown**  
**Ronald L. Book, P.A.**  
18851 N.E. 29th Ave., Ste. 1010  
Aventura, FL 33180  
Cell: 786.417.3504  
Office: 305.935.1866  
Email: [rana@rlbookpa.com](mailto:rana@rlbookpa.com)

We have two clarifications we would like included in the text. Please see below in green. We are good with everything else.

- (a) Minimum one thousand (1,000) feet of separation from an existing **principal use** convenience store;
- (b) Location within a building containing three thousand five hundred (3,500) square feet with at least one thousand five hundred (1,500) other tenant with at least one thousand (1,000) square feet of other commercial, retail, or office uses;
- (c) Location within a freestanding building or on a shopping center out-parcel is prohibited;
- (d) Redevelopment of an existing retail fuel station that will include a convenience store shall be restricted to locations that comprise no more than one (1) acre of land that complies with sec. 302-20 (A)(13);
- (e) Redevelopment of an existing retail fuel station that will include a convenience store must be located at an intersection with annual average daily traffic (AADT) counts that exceed 50,000 trips confirmed by a licensed traffic engineer and shall have no more than six (6) fuel dispensers (12 fueling positions).

## Lajoie, Corinne

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**From:** Rana Brown <Rana@rlbookpa.com>  
**Sent:** Thursday, March 09, 2017 2:15 PM  
**To:** Lajoie, Corinne  
**Cc:** Roger Posey; LaFerrier, Marc  
**Subject:** RE: Text Amendment

On this, the issue is this: that combining (b) at 1,500 sq ft., and line item (h), which restricts development to less than 1 acre of land. With this small of a lot, it is nearly impossible to fit a convenience store with the fuel component, and add in the second retail establishment. It physically is unlikely to work.

Rana

---

**Rana G. Brown**  
**Ronald L. Book, P.A.**  
18851 N.E. 29th Ave., Ste. 1010  
Aventura, FL 33180  
Cell: 786.417.3504  
Office: 305.935.1866  
Email: [rana@rlbookpa.com](mailto:rana@rlbookpa.com)

**From:** Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]  
**Sent:** Thursday, March 9, 2017 2:10 PM  
**To:** Rana Brown <[Rana@rlbookpa.com](mailto:Rana@rlbookpa.com)>  
**Cc:** Roger Posey <[rposey@creightondev.com](mailto:rposey@creightondev.com)>; LaFerrier, Marc <[mLaFerrier@daniabeachfl.gov](mailto:mLaFerrier@daniabeachfl.gov)>  
**Subject:** RE: Text Amendment  
**Importance:** High

I discussed this issue with Marc. He would still like to see the condition remain unchanged, as this is applied city-wide, and instead have you apply for a variance from this condition.  
Please confirm your acceptance as soon as possible so we can proceed assembling the Board packages for delivery.  
Thank you.

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

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**From:** Rana Brown [<mailto:Rana@rlbookpa.com>]  
**Sent:** Thursday, March 09, 2017 8:49 AM  
**To:** Lajoie, Corinne  
**Cc:** Roger Posey  
**Subject:** RE: Text Amendment



Hi Corinne,

All changes are ok with our team, **except** the change to item (b). The 1,000 sq ft language change is needed so that the site can accommodate both the convenience store and retail uses.

Please let me know if you have any questions. Thank you for all of your help.

Rana

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**Rana G. Brown**  
**Ronald L. Book, P.A.**  
18851 N.E. 29th Ave., Ste. 1010  
Aventura, FL 33180  
Cell: 786.417.3504  
Office: 305.935.1866  
Email: [rana@rlbookpa.com](mailto:rana@rlbookpa.com)

**From:** Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]  
**Sent:** Thursday, March 9, 2017 8:40 AM  
**To:** Rana Brown <[Rana@rlbookpa.com](mailto:Rana@rlbookpa.com)>  
**Subject:** Re: Text Amendment

Thank you, but the package gets delivered TODAY to the Board members, so I need confirmation today.  
Thank you.

Sent from my iPhone

On Mar 8, 2017, at 5:15 PM, Rana Brown <[Rana@rlbookpa.com](mailto:Rana@rlbookpa.com)<<mailto:Rana@rlbookpa.com>>> wrote:

Hi Corinne, we are reviewing and will be back with you on this as soon as we can.

Rana

---

Rana G. Brown  
Ronald L. Book, P.A.  
18851 N.E. 29th Ave., Ste. 1010  
Aventura, FL 33180  
Cell: 786.417.3504  
Office: 305.935.1866  
Email: [rana@rlbookpa.com](mailto:rana@rlbookpa.com)<<mailto:rana@rlbookpa.com>>

From: Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]  
Sent: Wednesday, March 8, 2017 4:08 PM

To: Rana Brown <[Rana@rlbookpa.com](mailto:Rana@rlbookpa.com)<<mailto:Rana@rlbookpa.com>>>

Subject: Text Amendment

Importance: High

Please see the attached with notes from outside council and Marc's hand edits. Can you please confirm that you accept the changes, which results in 5 conditions (circled in blue).

Marc may make additional edits. If he does I will let copy you for your approval.

Thank you.

Corinne Lajoie, AICP, LEED GA

Planning and Zoning Manager

City of Dania Beach, FL

## **DRAFT MEMORANDUM**

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**TO:**

**FROM:**

**DATE:**

**RE: Dania Beach/7-Eleven Proposed Text Amendment**

**REQUEST:** Text amendment to allow for a new convenience store to be built on the north west corner of South Federal Highway and Sheridan Street, a site which is currently a gas station.

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**TEXT AMENDMENT:** the proposed text amendment will add new conditions to 303-80 SFED-MU, and Sec. 302-20. - Conditions of use, to allow for new convenience store/gas station to be built on certain qualifying sites.

This text amendment is being requested on behalf of 7-Eleven, a national brand of convenience stores and gas stations. The current site exists is a convenience store/gas station. This amendment would allow for the renovation and construction of a new convenience store/gas station.

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**SITE LOCATION:** South Federal Highway and Sheridan Street (NW Corner of intersection). Currently a gas station.

**Amends:**

**Article 303. – DISTRICT DEVELOPMENT STANDARDS**

**Sec. 303-80. - SFED-MU, South Federal Highway Corridor Mixed-Use District.**

**Article 302. - DETAILED USE REGULATIONS**

**Sec. 302-20. - Conditions of use.**

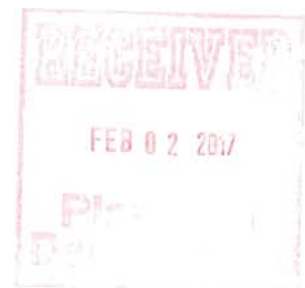
**The conditions of use include the following:**

- Will include a deed restriction that provides for a net neutral impact to the City, removing the future possibility of a gas station/convenience store at an existing site, located at 1406 South Federal Highway, while replacing another existing convenience store with an upgraded and renovated store on the corner of South Federal Highway and Sheridan Street.
- The size of the convenience store component will be no larger than 3,500 square feet
- Must will maintain a single owner of property
- Would be required to utilize current alley on site as one of the points of access to site
- The city will allow for the redevelopment of existing gas stations only
- Proposed gas station redevelopment shall be restricted to locations that are of no more than one (1) acre of land

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**Existing Conditions of use**

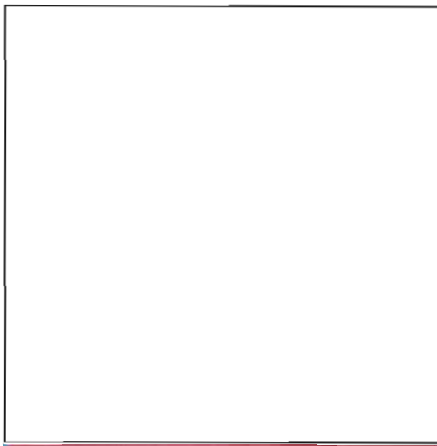
- 1000' Separation
- Building of at least 1500 square feet
- Free Standing/out-parcel prohibited



## PROPOSED TEXT AMENDMENT

### Sec. 303-80. - SFED-MU, South Federal Highway Corridor Mixed-Use District.

Figure 303-23 SFED-MU district map.



Field Code Changed

- (A) *Intent and purpose.* Redevelop the corridor with emphasis on the pedestrian and street life consistent with TOD principals. This will be accomplished by building close to the street, relocating parking facilities behind buildings, and mixing residential and commercial uses at medium intensities, designed to create interest and investment in the immediate neighborhood.
- (B) *Density.* Max. twenty-five (25) du/ac by right; up to fifty (50) du/ac with density bonus.
- (C) *F.A.R.* Max. 4.0.
- (D) *Pervious landscaped lot area.* Min. fifteen (15) percent; may be reduced to zero (0) percent with incentive bonuses (see article 305). Subsection 303-30(E)(4) provides for payment-in-lieu.
- (E) *Parking and loading.* See article 306. Parking is permitted only in the second layer. Parking structures shall be set back from any secondary street by a minimum of thirty (30) feet, which setback may be occupied by a liner building.
- (F) *Landscaping.* See article 307.
- (G) *Signage.* See article 308.
- (H) *Additional development standards.* See article 309.
- (I) *Architectural and design standards.* See article 525.
- (J) *Generalized permitted uses (see article 302 for specific uses and conditions of use).*

| Uses                              | Primary Street | Secondary Street |
|-----------------------------------|----------------|------------------|
| Residential Single-Family         |                | e                |
| Residential Multifamily           | ✓              | ✓                |
| Commercial (Mixed Use Compatible) | ✓              | *                |
| General Commercial                | ✓              |                  |
| Restricted Commercial             | *              |                  |
| Entertainment                     | ✓              |                  |
| Lodging                           | ✓              |                  |
| Civic and Institutional           | ✓              |                  |
| Transportation                    | ✓              |                  |
| Industrial                        |                |                  |

il=2p ✓ - Permitted use.

il=2p \* - Restrictions apply.

il=2p e - See Section 301-30 .

(K) *Building placement standards.*

| Diagram Key | NP = not permitted |           | Primary Street | Secondary Street |
|-------------|--------------------|-----------|----------------|------------------|
| "F"         | Street             | Shopfront | 0'—5'          | 0'—15'           |

|     |                                  |         |         |
|-----|----------------------------------|---------|---------|
|     | with arcade                      | 0'—10'  | NP      |
|     | Stoop                            | 4'—8'   | 4'—8'   |
|     | Dooryard                         | 8'—12'  | 8'—12'  |
|     | Porch                            | NP      | 15' BTL |
|     | Balcony Over Porch               | NP      | 15' BTL |
|     | Parking structure                | 30' min | 30' min |
| "C" | Corner street setback            | 0—15'   |         |
| "G" | Interior side setback, 1st layer | 0' min. | 0' min. |
| "H" | Interior side setback, 2nd layer | 0' min. | 0' min. |
| "I" | Rear setback                     | 0' min. | 0' min. |

(L) *Building frontage standards.*

| Key | Standard                            | All Streets |
|-----|-------------------------------------|-------------|
| "D" | Min. depth of building in 1st layer | 30'         |







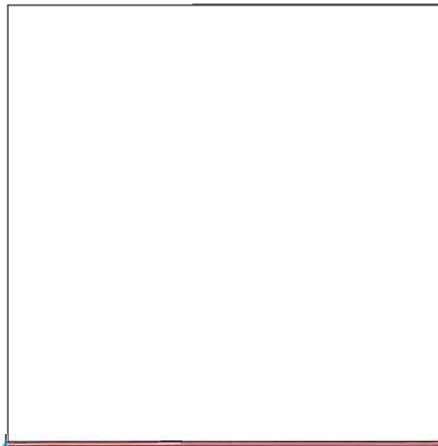
|                      |                              |  |  |  |      |      |     |      |
|----------------------|------------------------------|--|--|--|------|------|-----|------|
| Live-Work            |                              |  |  |  | P, S |      | 50' | 100' |
| Commercial/Mixed Use |                              |  |  |  | P, S | P, S | 50' | 100' |
| Civic                | See civic building standards |  |  |  |      |      |     |      |

il=2p P - Primary street frontage.

il=2p S - Secondary street frontage.

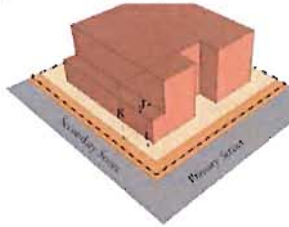
il=2p A - For through-lot frontages on SW 7th and 10th streets, and SW 1st and 2nd avenues, a landscape buffer pursuant to section 275-110 is required unless the street frontage is built-out with mansion or rowhouse building types. Mansions are subject to the development standards of the NBHD-RES district.

(N) *Upper story setbacks.* Ten (10) percent of lot width up to a maximum of thirty (30) feet required on corner sides (see "J" in diagram) for any part of building exceeding three (3) stories (see "L" in diagram).



Field Code Changed

Figure 303-25 Upper story setback.



(O) *Height.* Maximum height, "K", in district is six (6) stories and seventy (70) feet: permitted height varies by location. See height map.

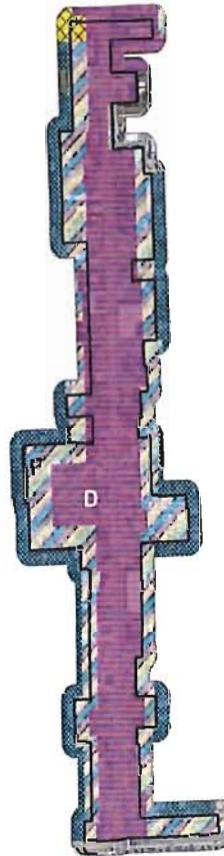
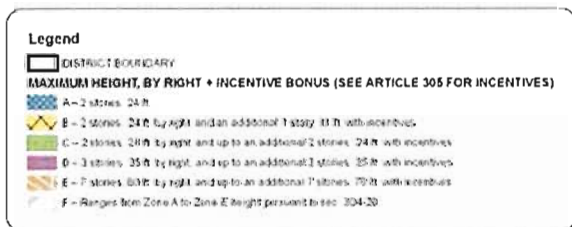
(P) *Height zones map.*

1. The maximum allowable height in this district is based upon proximity to adjacent residential zoning districts, and a fixed height limit along S. Federal Highway. Allowable height increases at a rate of one (1) foot per one and two-thirds (1.66) feet of horizontal distance from an adjacent

residential zoning boundary. Therefore, allowable height within one (1) portion of a property might be different than that permitted on another portion. Buildings must be designed accordingly.

2. Allowable height is indicated on the map as the base allowable height, plus additional height that may be authorized by qualifying for height bonuses pursuant to article 305.
3. The allowable height of buildings just outside of the district boundary is shown for information purposes.

|  |  |
|--|--|
|  |  |
|--|--|



(Ord. No. 2010-20, § 2(Exh. A), 9-14-10)

## ARTICLE 302. - DETAILED USE REGULATIONS

### Sec. 302-20. - Conditions of use.

#### A. (8) Convenience stores, subject to:

- (a) Minimum one thousand (1,000) feet of separation from an existing convenience store;
- (b) Location within a building containing at least one thousand ~~five hundred (1,500)~~ **(1000)** square feet of other commercial, retail, or office uses;
- (c) Location within a freestanding building or on a shopping center out-parcel is prohibited;
- ~~(d) Convenience store component shall be no larger than 3,500 square feet~~
- ~~(e)(d)~~ **Convenience store will maintain a single owner of property;**
- ~~(f)(e)~~ **Convenience store will utilize an existing current alley on site existing adjacent alley as one of the points of access to the site; if site is adjacent to an existing alley, the alley must be utilized for access to the site;**
- ~~(g)(f)~~ **The city will allow for the redevelopment of existing convenience stores with gas component only;**
- (g) Proposed convenience store with gas component redevelopment shall be restricted to locations that are of no more than one (1) acre of land that are in accordance with sec. 302-20 (A)(13);**
- (h) No net increase in the number of ~~convienee~~convenience stores within the CRA is permitted;:**
- (i) Any future convenience store with gas component must be at an intersection with traffic counts higher than 50,000 AADT;**
- ~~(h)(i)~~ **Any future development will allow for only one gas station in an intersection within the jurisdiction of the City of Dania Beach.**

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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

Date Rec'd: \_\_\_\_\_

Petition No.: \_\_\_\_\_

☒ Other: TEXT DMGND. (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: 1554 S. Federal Hwy, Dania Beach, FL 33004

Lot(s): 4 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 5140203105630  
5140203105620  
5140203105610 5140203105640 Legal Description: NORTH HOLLYWOOD 4-1 B LOT 6 LESS FOR RD BLK 43

Applicant/Consultant/Legal Representative (**circle one**) Bowman Consulting Group, Ltd.

Address of Applicant: 401 E. las Olas Blvd, Suite 1400, Ft. Lauderdale, FL 33301

Business Telephone: (954)-712-7482 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: bpfeffer@bowmanconsulting.com

Name of Property Owner: Guru Shakti Group LLC

Address of Property Owner: P.O. BOX 85087 Hallandale Beach, FL 33008

Business Telephone: \_\_\_\_\_ 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: 0.86 Gross Acreage: \_\_\_\_\_ Prop. Square Footage: 37,317

Existing Use: Gas Station and Convenience Store Proposed Use: Gas Station and Convenience Store

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 Bill Pfeffer, P.E. (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: Kamal Deep Narang  
(Owner / Agent signature\*)

BEFORE ME THIS 28<sup>th</sup> DAY OF January, 20 17

By: Kamal Deep Narang  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public – State of \_\_\_\_\_)

BRENDA GODDEN-FRANCIS  
Notary Public, State of New York  
No. 01GO5059081  
Qualified In Queens County  
Commission Expires April 02 2018

Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License 896 784 750

**\*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                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LAND USE</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                 |
| 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<br><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<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                                                                           |
| <b>ZONING</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                 |
| Change of Zoning (Rezoning)                                                   | Less than 2 acres - \$2,500.00<br>Greater than 2 acres - \$6,000.00<br><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<br>General Text - \$2,000.00<br><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<br>(Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                         |
| Delegation Request                                                            | \$1,500.00<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                                                                                                                                   |
| <b>SITE PLAN</b>                                                              |                                                                                                                                                                                                                                                                                                                                                                                 |
| Residential, Hotel, Condo-Hotel, Time-Share, Motel                            | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit<br><b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00<br><b>Minimum fee = \$6,100.00</b><br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                |
| All other uses                                                                | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following:<br>\$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f.<br><b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00<br><b>Minimum fee = \$5,500.00</b><br><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><br><i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>                                                                                                                                                                      |
| Extension of Approval(s)<br>(Site plan, variance, special exception requests) | \$1,250.00 – Single Extension ( <b>PLUS</b> ) 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.**

|                                                                                  |                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SPECIAL EXCEPTION</b>                                                         |                                                                                                                                                                                                                                                                   |
| SPECIAL EXCEPTION<br>(Excluding cell towers)                                     | Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                         |
| SPECIAL EXCEPTION<br>(Cellular Towers)                                           | Filing fee = \$4,000<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                           |
| <b>Additional Resubmittal</b><br>(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. |
| <b>VARIANCES, APPEALS &amp; WAIVERS</b>                                          |                                                                                                                                                                                                                                                                   |
| 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<br>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 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"                                                                                                                                                                              |

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

## **ORDINANCE NO. 2017-011**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 302, "DETAILED USE REGULATIONS," TO REVISE AND ADD CONDITIONS OF USE FOR CONVENIENCE STORES TO ALLOW FOR REDEVELOPMENT ON QUALIFYING SITES OF CONVENIENCE STORES WITH RETAIL MOTOR FUEL PUMPS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA<sup>1</sup>:**

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

**Section 2.** That Article 302 “Detailed Use Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

**ARTICLE 302. - DETAILED USE REGULATIONS**

\* \* \*

**Sec. 302-20. - Conditions of use.**

(A) The following are the conditions of use that correspond to the numbers in the schedule of permitted, special exception and prohibited uses.

\* \* \*

(8) Convenience stores, subject to:

- (a) Minimum one thousand (1,000) feet of separation from an existing convenience store operating as the principal use;
- (b) Location within a building containing three thousand five hundred (3,500) square feet with at least one ~~thousand five hundred (1,500)~~ other tenant with at least one thousand (1,000) square feet of other commercial, retail, or office uses;
- (c) Location within a freestanding building or on a shopping center out-parcel is prohibited;
- (d) Redevelopment of an existing retail fuel station that will include a convenience store shall be restricted to locations that comprise no more than one (1) acre of land that complies with sec. 302-20 (A)(13);
- (e) Redevelopment of an existing retail fuel station that will include a convenience store must be located at an intersection with annual average daily traffic (AADT) counts that exceed 50,000 trips confirmed by a licensed traffic engineer and shall have no more than six (6) fuel pumps (12 fueling positions).

---

<sup>1</sup> Additions to the text are shown in underline. Deletions to the text are shown in ~~strikethrough~~.

\* \* \*

**Section 3.** That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 4.** That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

**Section 5.** That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City Code; and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intentions.

**Section 6.** That this Ordinance shall take full effect immediately upon its passage and adoption.

**PASSED** on first reading on March 28, 2017.

**PASSED AND ADOPTED** on second reading on \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
LOUISE STILSON, CMC  
CITY CLERK

\_\_\_\_\_  
TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
THOMAS J. ANSBRO  
CITY ATTORNEY

# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Ordinance

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP (LU-09-17) OF THE CITY OF DANIA BEACH COMPREHENSIVE PLAN PURSUANT TO A REQUEST SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC./LEIGH R. KERR, AICP ON BEHALF OF THE PROPERTY OWNER, GRIFFIN POINTE PARTNERS, LLLP, TO CHANGE THE LAND USE OF AN APPROXIMATELY 8.8 ACRE PARCEL OF LAND LOCATED AT 2281 GRIFFIN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM OFFICE PARK TO COMMERCIAL; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

### Purchasing Requests ONLY

|       |         |      |
|-------|---------|------|
| Dept: | Acct #: | Amt: |
| Fund: |         |      |

### Fiscal Impact/Cost Summary

|  |
|--|
|  |
|--|

### Exhibits Attached

Staff Report, Application & Backup, Ordinance



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

**DATE:** March 28, 2015

**TO:** Robert Baldwin, City Manager

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

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

**SUBJECT:** **LU-09-17:** The applicant, Leigh Robinson Kerr and Associates, Inc., on behalf of the property owner, Griffin Pointe Partners, LLLP., is requesting a Future Land Use Map amendment for the property located at 2281 Griffin Road (FIRST READING).

**REQUEST**

To change the Future Land Use Map for 8.8 gross acres from Office Park to Commercial Land Use designation.

**PROPERTY INFORMATION**

|                                |                                                                           |
|--------------------------------|---------------------------------------------------------------------------|
| EXISTING ZONING:               | Commercial Business District (C-2)<br>and General Business District (C-3) |
| LAND USE DESIGNATION:          | Commercial and Office Park                                                |
| PROPOSED LAND USE DESIGNATION: | Commercial                                                                |

**VIOLATIONS ON PROPERTY**

No violations on the property at this time.

**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 eight and a half (8.8) total gross acres in size, and located on the north side of Griffin Road, west of Ravenswood Road/Anglers Avenue. This property is currently vacant. In preparation of developing the site, the applicant is requesting to change the Future Land Use designation of the northern three quarters of the property to a Commercial Land Use, matching the southern one quarter of the property which will allow a greater variety of uses than the current Office Park designation.

**LAND USE MAP AMENDMENT**

The applicant is requesting that the Land Use Map designation on the subject property be amended to allow a commercial development on the entire site. The applicant is proposing to develop the entire property as a commercial site. A site plan for the property will be submitted at a later date.



The current Land Use designation of Office Park is limited to office and banking uses whereas the Commercial Use Land Use designation allows a much greater variety of uses including retail, wholesale and hotel.

The following policies of the City's Comprehensive Plan, Future Land Use Element apply to this project:

POLICY 1.2 "Commercialized activities will be provided to serve the residents of the community."

POLICY 5.1 "Encourage development to enhance the tax base of the community."

POLICY 9.2 "All proposed development and future land use shall be compatible with adjacent land uses."

POLICY 21.5 "Dania Beach shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within Dania Beach."

Section 625 of the City's LDC states, requested amendment shall comply with the following criteria identified below:

- (1) An application for a land use plan amendment shall be substantiated by extensive data and analysis and shall not cause the comprehensive plan to be internally inconsistent or in conflict with other local, regional, state or federal laws.
- (2) An application for a land use plan amendment shall undergo a public participatory planning process as required by law and the comprehensive plan.
- (3) An application for a land use plan amendment shall meet any review criteria for amendments as contained in the comprehensive plan.

In addition to the Future Land Use Map amendment, this project will require rezoning, and site plan approval.

This application will be heard by the City Commission at two (2) public hearings in addition to the Rezoning and Site Plan application hearing.

#### **LOCAL PLANNING AGENCY ACTION**

On March 15, 2017 the Planning and Zoning Board, sitting as the Local Planning Agency is scheduled to hear this item. The Board's recommendation will be presented at the City Commission meeting.

#### **RECOMMENDATION**

The proposed Future Land Use Map amendment is consistent with the City's Future Land Use Element of the Comprehensive Plan. The City Commission may approval on first reading.



## Lajoie, Corinne

---

**From:** Lunkins, Angel  
**Sent:** Tuesday, February 28, 2017 2:52 PM  
**To:** Lajoie, Corinne  
**Subject:** RE: Code check - Griffin Pointe  
**Attachments:** 2281 Griffin Rd.pdf

Good Afternoon,  
There are no code violations or liens on 2281 Griffin Rd. Thank you

GRIFFIN POINTE PARTNERS LLLP  
Cited Party Mailing Address 1800 SE 10TH AVE STE 300  
FORT LAUDERDALE FL 33316  
Property Owner Name GRIFFIN POINTE PARTNERS LLLP  
Parcel Dania Beach - 504229530010  
Address 2281 GRIFFIN RD  
FORT LAUDERDALE, FL 33312

---

**From:** Lajoie, Corinne  
**Sent:** Tuesday, February 28, 2017 11:44 AM  
**To:** Lunkins, Angel  
**Subject:** Code check - Griffin Pointe

Can you please tell me if there are any open violations on Folio No. 504229530010?

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

Leigh Robinson Kerr  
& Associates, Inc.

Established 1985



Transmittal

February 1, 2017

To: Corinne LaJoie

Re: Griffin Pointe

From: Leigh R. Kerr

☐

Mail

☒

Hand

☐

Courier

☐

Fedex

| No. of Copies | Description                            |
|---------------|----------------------------------------|
| 1             | LUPA Application (Original)            |
| 1             | Fee \$11,430.00                        |
| 7             | LUPA Copies                            |
| 1             | Rezoning to C-3 Application (Original) |
| 1             | Rezoning Fee \$6,000.00                |
| 7             | Rezoning Copies                        |
| 1             | Agent Letter (Original)                |

☐

Review &  
Comment

☒

For Your  
Use

☐

As Requested

**Remarks:**

808 East Las Olas Boulevard, Suite 104

Fort Lauderdale, FL 33301

PH: 954-467-6308 Fax: 954-467-6309 Email: Lkerr808@bellsouth.net

Zoning • Expert Testimony • Planning • Land Use

January 18, 2017

To Whom It May Concern

Re: Agent Authorization - "Griffin Pointe"

Dear Sir or Madam,

Please be advised that we are the owners of the above referenced property (folio # 504229530010). We hereby authorize Mr. Dennis D. Mele, Esquire of Greenspoon Marder and Leigh R. Kerr, AICP, of Leigh Robinson Kerr & Associates, Inc., as agents, to submit and process development approval applications for the subject property.

Thank you for your consideration.

Sincerely,



ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Florida )  
 ) SS.  
COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 19th day of January, 2017, by John Halliday who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

(Seal)

NOTARY PUBLIC

My Commission Expires:



Print Name: Jennifer Bravo  
Commission No. \_\_\_\_\_

FILE COPY





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

### Standard Development Application

- ☐ Administrative Variance
- ☒ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: \_\_\_\_\_

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: \_\_\_\_\_  
Petition No.: LU-009-17

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

Location Address: 2281 Griffin Road

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Griffin Pointe (178-19)

Recorded Plat Name: Griffin Pointe (178-19)

Folio Number(s): 504229530010 Legal Description: See Attached

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc.

Address of Applicant: 808 E. Las Olas Blvd. #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Griffin Pointe Partners, LLLP

Address of Property Owner: 1800 S.E. 10<sup>th</sup> Avenue, Suite 300, Ft. Laud, FL 33316

Business Telephone: --- Home: ---- Fax: ---

Explanation of Request: Please see attached.

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

Prop. Net Acreage: 8.86 Gross Acreage: 8.86 Prop. Square Footage: 385,941

Existing Use: Vacant Proposed Use: warehouse/office ue.

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

**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 and Leigh Robinson Kerr & 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 19th DAY OF Jan., 20 17

By:

John C. Halliday  
(Print name of person acknowledging)

[Signature]  
(Joint owner signature if applicable)

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

Personally known ✓ or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

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

# GRIFFIN POINTE

## Application for Amendment to the City of Dania Beach and Broward County Land Use Plans

January 31, 2017

Prepared By:

**Leigh Robinson Kerr  
& Associates, Inc.**

• Planning • Zoning • Land Use • Expert Testimony •  
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, FL 33301  
Phone: (954) 467-6308 Fax: (954) 467-6309  
Lkerr808@bellsouth.net  
*Established 1985*

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| Current Future Land Use  | B |
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- C. Name, title, address, telephone, facsimile number and email of the local government contact.

**Corinne Lajoie AICP, LEED GA**  
**Principal Planner**  
**City of Dania Beach**  
**100 West Dania Beach Boulevard**  
**Dania Beach, FL 33004**  
**phone: (954) 924-6805 X3704**  
**cchurch@ci.dania-beach.fl.us**

- D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

**To be provided.**

- E. Description of public notification procedures followed for the amendment by the local government.

**Per Chapter 163, F.S.**

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

**Griffin Pointe Partners, LLLP**  
**c/o Stiles Corporation**  
**Contact: David Siegel**  
**301 E Las Olas Blvd**  
**Fort Lauderdale, FL 33301**  
**Ph: 954-627-9338 Fax: 954-627-9288**  
**E: [David.Siegel@stiles.com](mailto:David.Siegel@stiles.com)**

- B. Name, title, address, telephone, facsimile number and email of the agent.

**Leigh R. Kerr, AICP**  
**Leigh Robinson Kerr & Associates, Inc.**  
**808 East Las Olas Boulevard #104**  
**Fort Lauderdale, FL 33301**  
**Ph: 954-467-6308 Fax: 954-467-6309**  
**Email: [Lkerr808@bellsouth.net](mailto:Lkerr808@bellsouth.net)**



Please see Exhibit A: Location Map.

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

**The subject site is currently designated Office Park. The proposed designation is Commercial.**

- B. Current land use designations for the adjacent properties.

**The current land use designations for the properties surrounding the amendment site are provided below:**

| <b>TABLE 1<br/>ADJACENT LAND USES</b> |                   |                  |
|---------------------------------------|-------------------|------------------|
|                                       | <b>CITY</b>       | <b>COUNTY</b>    |
| <b>North</b>                          | L-5               | L-5              |
| <b>South</b>                          | Commercial        | Commercial       |
| <b>East</b>                           | Commercial, MH-25 | Commercial, M-16 |
| <b>West</b>                           | L-5, LM-10        | L-5, LM-10       |

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

**Flexibility provisions have not been used for adjacent areas.**

- D. Existing use of amendment site and adjacent areas.

**Refer to below table and Exhibit D.**

| <b>TABLE 2<br/>EXISTING USES</b> |                                                |
|----------------------------------|------------------------------------------------|
| <b>Subject Property</b>          | Vacant                                         |
| <b>North</b>                     | Single-Family                                  |
| <b>South</b>                     | Multi-Family, ROW                              |
| <b>East</b>                      | Warehouse, Multi-Family, Single-Family, Retail |
| <b>West</b>                      | Single-Family, Mobile Home Park                |

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

The area west of Ravenswood Road is served by Broward County Utilities. Broward County 201 Wastewater Facilities Plan in turn provides that wastewater from Dania Beach be treated by the City of Hollywood Wastewater Treatment Facility.

| TABLE 3<br>SANITARY SEWER DEMAND AND CAPACITY<br>City of Hollywood Wastewater Treatment Plant |           |
|-----------------------------------------------------------------------------------------------|-----------|
| Plant Capacity                                                                                | 55.50 MGD |
| Current + Committed Demand                                                                    | 37.51 MGD |
| Planned Plant Capacity                                                                        | 55.50 MGD |
| Source: Broward County Wastewater Treatment Plant Flow Calculations                           |           |

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

| TABLE 4<br>SANITARY SEWER IMPACT                                           |                  |             |                    |
|----------------------------------------------------------------------------|------------------|-------------|--------------------|
|                                                                            | Use              | Calculation | Total (GPD)        |
| <b>Current</b>                                                             | OP: 191,664 s.f. | x .20 GPD   | = 38,333 GPD       |
| <b>Proposed</b>                                                            | C: 191,664 s.f.  | x .10 GPD   | = 19,166 GPD       |
| Source: Broward County LDC; Broward County Sanitary Sewer Element Table 10 |                  |             |                    |
| <b>Change</b>                                                              |                  |             | <b>-19,166 GPD</b> |

the site. It should also be noted that demand as a result of the amendment is going down.

| TABLE 6<br>Dania Beach Water Demand v. Supply |                                    |              |                              |                                      |              |                                             |
|-----------------------------------------------|------------------------------------|--------------|------------------------------|--------------------------------------|--------------|---------------------------------------------|
| Year                                          | City Service Area Demand vs Supply |              |                              | County Service Area Demand vs Supply |              |                                             |
|                                               | Population                         | Avg Flow MGD | Total Water Supply Available | Population                           | Avg Flow MGD | Total Water Supply Available from Hollywood |
| <b>2008</b>                                   | 16317                              | 2.4          | 2.9                          | 15247                                | 3.8          | 3.8                                         |
| <b>2010</b>                                   | 16568                              | 2.4          | 2.9                          | 15712                                | 3.9          | 3.9                                         |
| <b>2015</b>                                   | 20054                              | 2.8          | 3.1                          | 16992                                | 4.4          | 4.4                                         |
| <b>2020</b>                                   | 22869                              | 3.1          | 3.1                          | 18173                                | 4.7          | 4.7                                         |
| <b>2025</b>                                   | 24192                              | 3.4          | 4.1                          | 18959                                | 5            | 5                                           |
| <b>2028</b>                                   | 24601                              | 3.6          | 4.1                          | 19403                                | 5.2          | 5.2                                         |

Source City of Dania Beach Potable Water Sub-Element

- Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

| TABLE 7<br>PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER<br>City of Hollywood Water Treatment Plant |                |
|---------------------------------------------------------------------------------------------------------|----------------|
| Current Plant Capacity                                                                                  | 41.00 MGD      |
| Current + Committed Plant Demand                                                                        | 23.1 MGD       |
| SFWMD Permitted Withdrawal                                                                              | 34.9 MGD MGD   |
| Expiration Date of SFWMD Permit                                                                         | April 10, 2028 |

Source: Hollywood Utilities Element Potable Water January 2015

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

**Biscayne Aquifer-South Wellfield: 3,577 MGD**  
**Florida Aquifer System-Floridan Wellfield: 3,168 MGD**  
**Biscayne Aquifer-Chaminade Wellfield 5,475 MGD**

Source: Water Use Permit # 06-00038-W

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The City adheres to the minimum standards of Broward County and the South Florida Water Management District and establishes the following levels of service.

Road Protection

Residential and primary streets crown elevation meet the minimum elevations as published on the Broward County 10 year Flood Criteria Map.

Buildings

The lowest floor elevation shall not be lower than the elevation published on the Broward County 100 year flood elevation map or 18 inches above the adjacent crown of road for residential and 6 inches above the adjacent crown of road for commercial/industrial.

Storm Sewers

Shall be designed using the Florida Department of Transportation Zone 10 rainfall curves.

Flood Plain Routing

Modified SCS routing method as established by the SFWMD "Basis of Review".

Best Management Practice

Efforts shall be utilized to use best management practice to reduce pollutants entering the groundwater.

2. Identify the drainage district and drainage systems serving the amendment area.

The primary drainage system of the City of Dania Beach, as well as Broward County, is controlled by the canal and pump system of the South Florida Water Management District (SFWMD). The SFWMD maintains a canal and pump systems and controls discharge based on the capacity of the system to remove storm water. Drainage systems primarily consist of storm sewers, exfiltration trench systems and onsite retention/detention systems. Retention/detention systems consists of Wet which retains or detains storm water in lakes and Dry which retains

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See Appendix II: Drainage Correspondence and below:

**Name:** Joe Heilman  
**Position** Natural Resource Specialist II  
**Agency:** Broward County Water Management Division  
**Address:** 2555 W. Copans Road  
 Pompano Beach, FL 33069  
**Email** E-mail: JHeilman@Broward.org

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

**Residential** **8.9 lbs/unit/day**

**Industrial/Commercial**

|                   |                       |
|-------------------|-----------------------|
| Factory/Warehouse | 2 lbs/100 sq. ft./day |
| Office            | 1 lb/100 sq. ft./day  |
| Department Store  | 4 lbs/100 sq. ft./day |
| Supermarket       | 9 lbs/100 sq. ft./day |
| Restaurant        | 2 lbs/meal/day        |
| Drug Store        | 5 lbs/100 sq. ft./day |

**School**

|             |                              |
|-------------|------------------------------|
| Grade       | 10 lbs/room & ¼ lb/pupil/day |
| High School | 8 lbs/room & ¼ lb/pupil/day  |

**Institution**

|               |                  |
|---------------|------------------|
| Hospital      | 8 lbs/bed/day    |
| Nursing Home  | 3 lbs/bed/day    |
| Home for Aged | 3 lbs/person/day |
| Rest Homes    | 3 lbs/person/day |

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

**The adopted level of service for recreation and open space in the City is 3 acres/1,000 residents.**

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

**N/A. This amendment does not propose residential uses.**

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

**N/A. The subject site is not the subject of current or proposed residential future land uses.**

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

**N/A. This amendment does not propose residential uses.**

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

| TABLE 11<br>EXISTING ROADWAY CONDITIONS      |       |        |          |     |           |          |     |
|----------------------------------------------|-------|--------|----------|-----|-----------|----------|-----|
| ROADWAYS                                     | LANES | AADT   |          |     | Peak Hour |          |     |
|                                              |       | Volume | Capacity | LOS | Volume    | Capacity | LOS |
| <i>NORTH-SOUTH</i>                           |       |        |          |     |           |          |     |
| RAVENSWOOD ROAD<br>N of Griffin Road         | 2     | 7800   | 13320    | D   | 741       | 1197     | D   |
| SW 30 <sup>th</sup> AVE<br>N of Griffin Road | 2     | 7400   | 13320    | D   | 703       | 1197     | D   |
| <i>EAST-WEST</i>                             |       |        |          |     |           |          |     |
| GRIFFIN ROAD<br>E of SR7                     | 6     | 29000  | 59900    | C   | 2755      | 5390     | C   |
| E of I95                                     | 6     | 15100  | 59900    | C   | 1435      | 5390     | C   |

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

| TABLE 14<br>TRAFFIC IMPACT- CITY                                       |                  |         |             |          |             |             |             |
|------------------------------------------------------------------------|------------------|---------|-------------|----------|-------------|-------------|-------------|
| City                                                                   | USE              | QTY     | UNIT        | ITE CODE | Daily Trips | PM Pk Trips | AM Pk Trips |
| Current                                                                | OP: 191,664 s.f. | 191,664 | Square feet | 710      | 2155        | 293         | 322         |
| Proposed                                                               | C: 191,664 s.f.  | 191,664 | Square feet | 820      | 10377       | 928         | 232         |
| CHANGE                                                                 |                  |         |             |          | +8222       | +635        | +90         |
| Source: ITE Trip Generation Manual Spreadsheet 9 <sup>th</sup> Edition |                  |         |             |          |             |             |             |

4. Provide any transportation studies relating to this amendment, as desired.

**None provided at this time.**

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

| TABLE 15<br>MASS TRANSIT ROUTES |                                         |                   |                   |
|---------------------------------|-----------------------------------------|-------------------|-------------------|
| Route                           | Coverage                                | Weekday Headways  | Weekend Headways  |
| 6                               | Griffin Rd/ SW 30 Ave/<br>Ravenswood Rd | 30- min. headways | 60- min. headways |
| 15                              | Griffin Rd                              | 60- min. headways | None              |

2. Quantify the change in demand resulting from this amendment.

| TABLE 16<br>CHANGE IN MASS TRANSIT DEMAND- CITY |                 |          |                |
|-------------------------------------------------|-----------------|----------|----------------|
| Current: OP: 191,664 s.f.                       | 293 pm pk trips | X 1.64%  | 5 Trips        |
| Proposed: C: 191,664 s.f.                       | 928 pm pk trips | X 1.64 % | 7 Trips        |
| change                                          |                 |          | +2 pm pk Trips |

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

**A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.**

- E. Indicate if the site contains, is located adjacent to or has the potential to impact any "Priority Planning Areas for Sea Level Rise" and if so, how they will be protected or mitigated.

**A review of the Priority Planning Area Map indicates no areas for planning consideration located within the subject site.**

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**The applicant is not aware of any listed species on the site.**

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**The applicant is not aware of any listed species on the site.**

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the protected zone and any provisions, which will be made to protect the wellfield

**The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on the amendment site.**

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area's natural features

**The soil topography will be altered within the site to construct the improvements of the amendment. All site alterations will be conducted in accordance with the City of Dania Beach and Broward County requirements.**



**XI. REDEVELOPMENT ANALYSIS**

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

**The subject site is not located within a CRA or CDBG area.**

**XII. INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**The amendment site is not located adjacent to any other municipality.**

**XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN****GOAL 2.00.00**

PROVIDE A COMPLETE RANGE OF CONVENIENT AND ACCESSIBLE COMMERCIAL FACILITIES SUFFICIENT TO SERVE BROWARD COUNTY'S RESIDENT AND TOURIST POPULATION.

**GOAL 8.00.00**

PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

**OBJECTIVE 8.01.00 COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES**

Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

**OBJECTIVE 8.03.00 EFFICIENT USE OF URBAN SERVICES**

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into area where necessary regional and community facilities and services exist.

**GOAL 12.00.00**

COORDINATE TRANSPORTATION AND LAND USE PLANNING ACTIVITIES TO ENSURE ADEQUATE FACILITIES AND SERVICES ARE AVAILABLE TO MEET THE EXISTING AND FUTURE NEEDS OF BROWARD COUNTY'S POPULATION AND ECONOMY.

Policy 21.2 Dania Beach shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within Dania Beach. (B.C. P. # 12.01.04)

XV. POPULATION PROJECTIONS

- A. Population projections for the 20-year planning horizon (indicate year).

| Year                                                          | Population |
|---------------------------------------------------------------|------------|
| 2020                                                          | 33,606     |
| 2040                                                          | 36,052     |
| Source: Broward County TAZ and Municipal Forecast Update 2014 |            |

- B. Population projections resulting from proposed land use (if applicable).

**Not applicable.**

- C. Using population projections for the 20 yr planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

**Not applicable.**

XVI. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

**Not applicable.**

- B. Any proposed voluntary mitigation or draft agreements.

**Not applicable.**

XVII. PUBLIC EDUCATION ANALYSIS

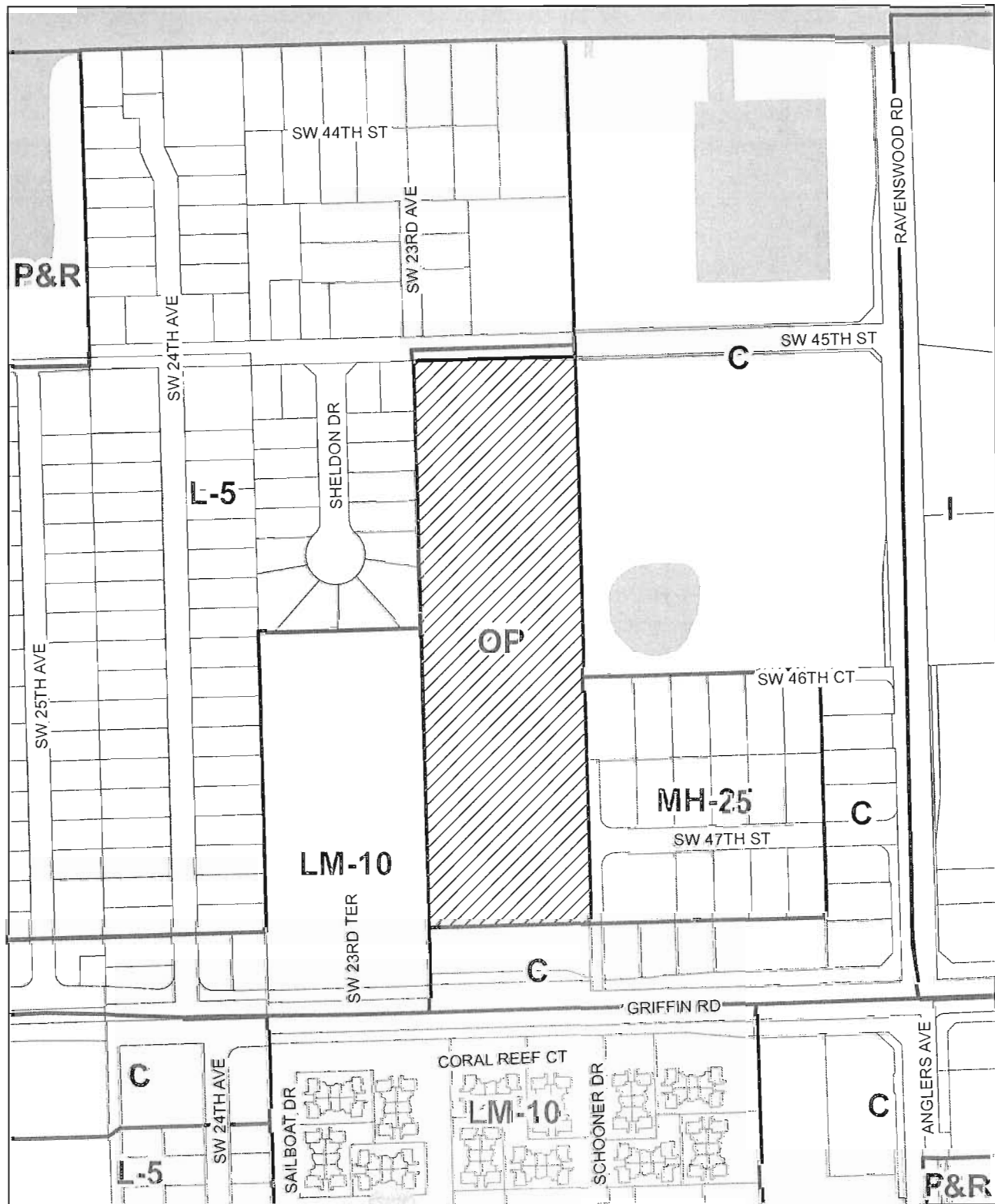
Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

## EXHIBITS

---

|                          |   |
|--------------------------|---|
| Location Map             | A |
| Current Future Land Use  | B |
| Proposed Future Land Use | C |
| Existing Uses            | D |

# **GRIFFIN POINTE**



## **EXHIBIT B1 - CURRENT FUTURE LAND USE (CITY)**

Leigh Robinson Kerr  
 & Associates, Inc.

808 East Las Olas Boulevard, Suite 104  
 Fort Lauderdale, FL 33301

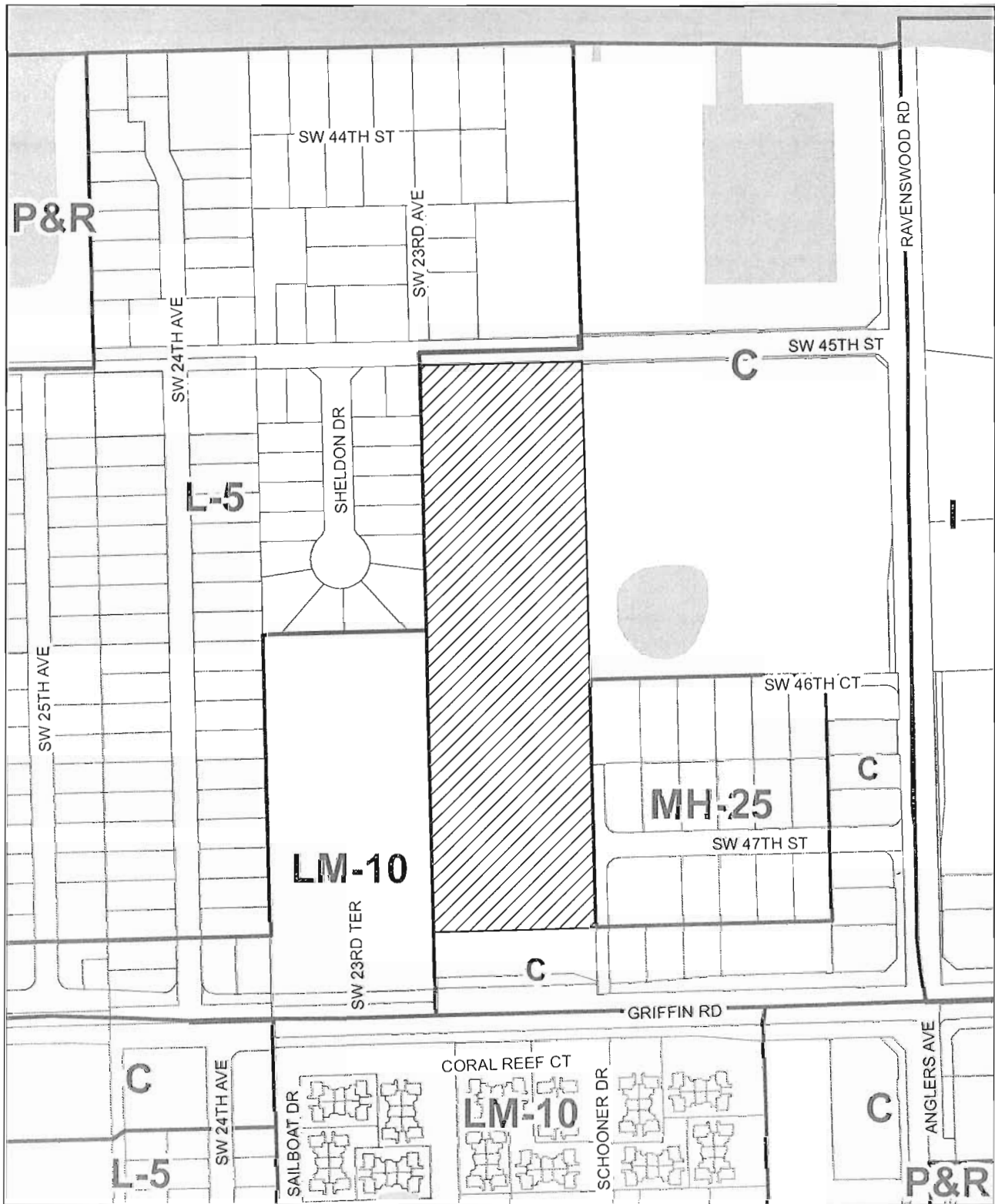
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

 Subject Site  
 Future Land Use  
 Water



1 inch = 300 feet

# **GRIFFIN POINTE**

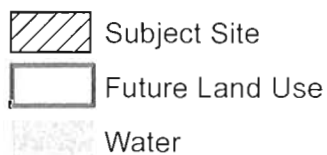


## **EXHIBIT C1 - PROPOSED FUTURE LAND USE (CITY)**

Leigh Robinson Kerr  
 & Associates, Inc.

808 East Las Olas Boulevard, Suite 104  
 Fort Lauderdale, FL 33301

Ph: 954-467-6308 E: Lkerr808@bellsouth.net



1 inch = 300 feet

# **GRIFFIN POINTE**



## **EXHIBIT D - EXISTING USES**

Leigh Robinson Kerr  
 & Associates, Inc.

808 East Las Olas Boulevard, Suite 104  
 Fort Lauderdale, FL 33301  
 Ph: 954-467-6308 E: Lkerr808@bellsouth.net



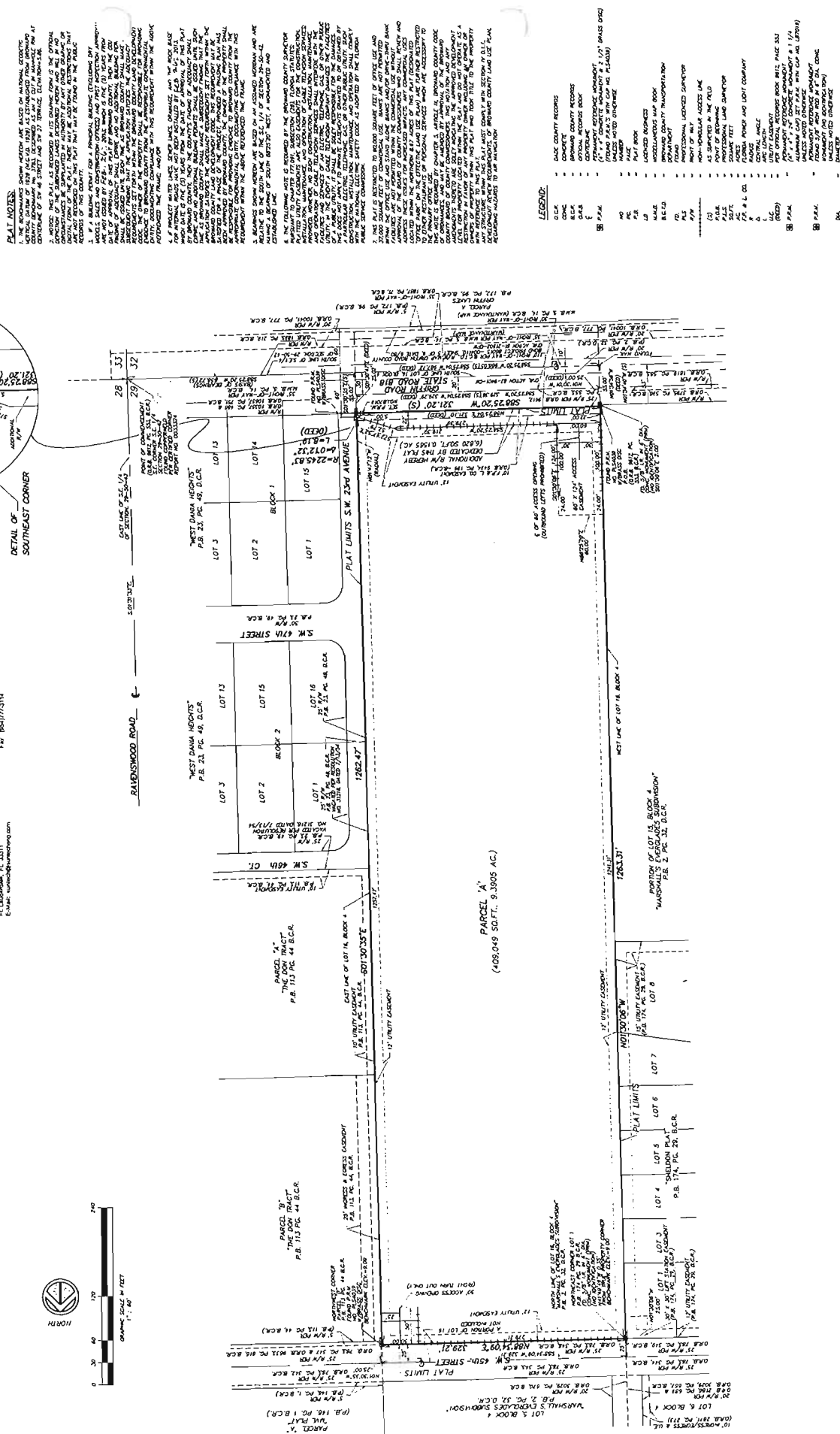
1 inch = 200 feet

**APPENDIX I**  
Legal Description

Griffin Pointe Plat (Plat Book 178, Page 19), Broward County  
Records, less the south 150 feet.

A REPLAT OF A PORTION OF LOT 16, BLOCK 4, MARSHALL'S EVERGLADES SUBDIVISION  
OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
(PLAT BOOK 2, PAGE 32, PUBLIC RECORDS OF DADE COUNTY, FLORIDA)  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

**TECH**  
1600 West Oakland Park Boulevard  
FL Lauderdale, FL 33311  
E-Mail: [suntech@suntecheng.com](mailto:suntech@suntecheng.com)  
Phone (854) 777-3123  
Fax (854) 777-3114





# Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners

January 19, 2017

Via E-mail: sjoseph@hollywoodfl.org

Mr. Steve Joseph, P.E.  
Director  
City of Hollywood  
P.O. Box 229045  
Hollywood, FL 33022-9045

**Re: "Griffin Pointe" Land Use Plan Amendment –  
Sanitary Sewer & Potable Water Analysis**

Mr. Joseph:

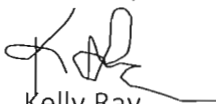
My office is preparing an application for a land use plan amendment to the City of Dania Beach Comprehensive Plan. The subject site is served by City of Hollywood Utilities. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Sanitary Sewer and Potable Water.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

| <b>SANITARY SEWER IMPACT</b> |                  |                    |                    |
|------------------------------|------------------|--------------------|--------------------|
|                              | <i>Use</i>       | <i>Calculation</i> | <i>Total (GPD)</i> |
| <b>Current</b>               | OP: 191,664 s.f. | x .20 GPD          | = 38,333 GPD       |
| <b>Proposed</b>              | C: 191,664 s.f.  | x .10 GPD          | = 19,166 GPD       |
| <b>Change</b>                |                  |                    | <b>-19,166 GPD</b> |

Source: Broward County LDC; Broward County Sanitary Sewer Element Table 10

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

| <b>PROJECTED PLANT CAPACITY &amp; DEMAND – SANITARY SEWER<br/>Hollywood Wastewater Treatment Plant</b> |                                                   |             |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------|
|                                                                                                        | <b>2020</b>                                       | <b>2025</b> |
| Projected Plant Capacity                                                                               | 55.5 MGD                                          | 55.5 MGD    |
| Projected Plant Demand                                                                                 | 55.5 MGD                                          | 61.09 MGD   |
| Planned Plant Expansions                                                                               | Expansions planned to accommodate projected flows |             |
| Funding Sources                                                                                        | Revenue bonds                                     |             |

Source: City of Hollywood Comprehensive Plan Sanitary Sewer Sub-Element, Table 3

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

**Name:** Steve Joseph, P.E.  
**Position** Director, City of Hollywood Public Utilities  
**Address** P.O. Box 229045, Hollywood, FL 33022  
**Ph:** 954.967.4455 Fx: 954.967.4450  
**Email:** sjoseph@hollywoodfl.org

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

**Biscayne Aquifer-South Wellfield:** 3,577 MGD  
**Florida Aquifer System-Floridan Wellfield:** 3,168 MGD  
**Biscayne Aquifer-Chaminade Wellfield** 5,475 MGD

Source: Water Use Permit # 06-00038-W

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.\* or d.u.

| POTABLE WATER IMPACT - CITY |                  |               |                     |
|-----------------------------|------------------|---------------|---------------------|
|                             | Use              | Calculation   | Total               |
| <b>Current</b>              | OP: 191,664 s.f. | x .20 GPD     | = 38,333 GPD        |
| <b>Proposed</b>             | C: 191,664 s.f.  | x .10 GPD     | = 19,166 GPD        |
|                             |                  | <b>change</b> | <b>- 19,166 GPD</b> |

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

| Projected Capacity & Demand – Potable Water |          |          |
|---------------------------------------------|----------|----------|
|                                             | 2020     | 2025     |
| Projected Plant Capacity                    | 41.0 MGD | 41.0 MGD |
| Projected Plant Demand                      | 23.9 MGD | 24.1 MGD |
| Planned Plant Expansions                    | None     |          |

Source: Hollywood Utilities Element Potable Water January 2015

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

**Name:** Steve Joseph, P.E. Director, City of Hollywood Public Utilities  
**Address** P.O. Box 229045, Hollywood, FL 33022  
**Ph:** 954.967.4455 Fx: 954.967.4450  
**Email:** sjoseph@hollywoodfl.org

**APPENDIX III**  
Drainage Correspondence

**APPENDIX IV**  
Solid Waste Letter

**A. PROJECT INFORMATION**

The proposed amendment site contains approximately 8.8 acres. The amendment site is generally situated on the north side of Griffin Road and east of Ravenswood Road/Angler's Avenue. The applicant is proposing a land use plan amendment to change the site's designation from Office Park to Commercial.

Existing Land Use

The existing designation for the site is Office Park. The City has established an intensity standard for Office Park uses at .5 FAR. Given the existing office park land use, it is expected that development on the site would be 1-story. Therefore, the existing maximum level of development is calculated as 8.8 acres x 43,560 square feet per acre = 383,328 square feet x .5 FAR = 191,664 square feet of office park use.

Proposed Land Use

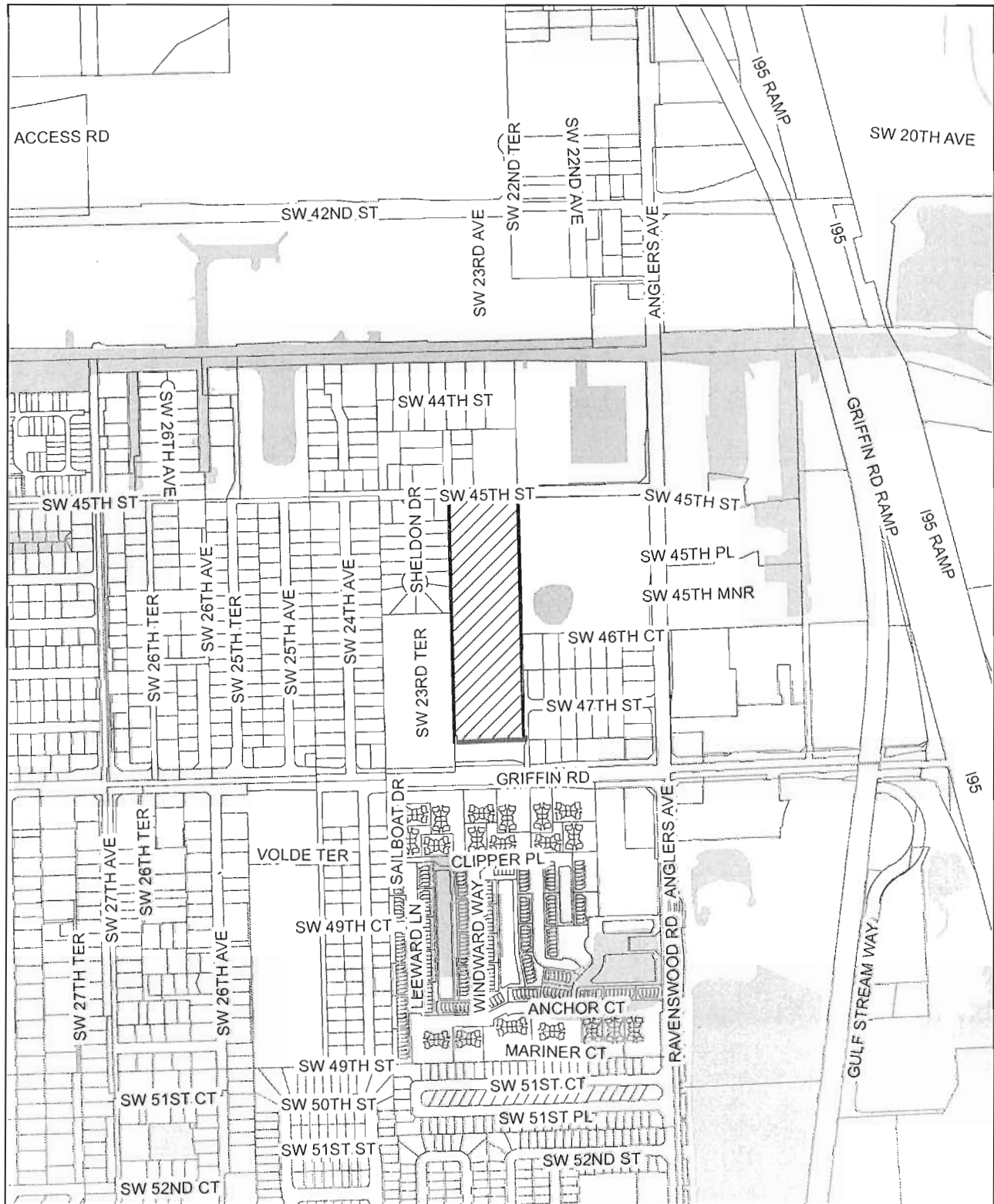
The proposed designation for the site is Commercial. The City has established an intensity standard for Commercial uses at 0.5 FAR. Given the proposed commercial land use, it is expected that development on the site would be 1-story. Therefore, the proposed maximum level of development is calculated as 8.8 acres x 43,560 square feet per acre = 383,328 sq. ft. square feet x .5 FAR = 191,664 square feet of commercial use.

**B. SOLID WASTE**

Provide the adopted level of service standard for the municipality in which the amendment is located.

|                              |                              |
|------------------------------|------------------------------|
| <b>Residential</b>           | <b>8.9 lbs/unit/day</b>      |
| <b>Industrial/Commercial</b> |                              |
| Factory/Warehouse            | 2 lbs/100 sq. ft./day        |
| Office                       | 1 lb/100 sq. ft./day         |
| Department Store             | 4 lbs/100 sq. ft./day        |
| Supermarket                  | 9 lbs/100 sq. ft./day        |
| Restaurant                   | 2 lbs/meal/day               |
| Drug Store                   | 5 lbs/100 sq. ft./day        |
| <b>School</b>                |                              |
| Grade                        | 10 lbs/room & ¼ lb/pupil/day |
| High School                  | 8 lbs/room & ¼ lb/pupil/day  |
| <b>Institution</b>           |                              |
| Hospital                     | 8 lbs/bed/day                |
| Nursing Home                 | 3 lbs/bed/day                |

# GRIFFIN POINTE



## EXHIBIT A - SITE LOCATION

Leigh Robinson Kerr  
& Associates, Inc.

808 East Las Olas Boulevard, Suite 104  
Fort Lauderdale, FL 33301  
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



Subject Site



Water



1 inch = 700 feet

**Leigh Robinson Kerr**  
**& Associates, Inc.**

Member, American Institute of Certified Planners

January 19, 2017

Via E-mail: NSOFOUL@broward.org

Nichols Sofoul  
Broward County Transit Division  
Senior Planner  
1101 Park Central South #3500  
Pompano Beach, FL 33064

**Re: "Griffin Pointe" Land Use Plan Amendment – Mass Transit**

Mr. Sofoul:

My office is preparing an application for a land use plan amendment to the City of Dania Beach Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Mass Transit.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

If you should have any questions or require additional information, do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

  
Kelly Ray  
Planner

Enclosures



3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

**Name:** Nicholas Sofoul  
**Agency:** Broward County Transit Division  
**Position:** Senior Planner  
**Ph:** 954-357-8381 nsofoul@broward.org  
**Address:** 1101 Park Central South #3500, Pompano Beach 33064

4. Describe how the proposed amendment furthers or supports mass transit use.

**The proposed land use designation will support the utilization of mass transit by developing along and near roadways which are currently served by mass transit services.**

## **ORDINANCE NO. 2017-012**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP (LU-09-17) OF THE CITY OF DANIA BEACH COMPREHENSIVE PLAN PURSUANT TO A REQUEST SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC./LEIGH R. KERR, AICP ON BEHALF OF THE PROPERTY OWNER, GRIFFIN POINTE PARTNERS, LLLP, TO CHANGE THE LAND USE OF AN APPROXIMATELY 8.8 ACRE PARCEL OF LAND LOCATED AT 2281 GRIFFIN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM OFFICE PARK TO COMMERCIAL; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Section 163.3184, Florida Statutes, the Applicant, Leigh Robinson Kerr & Associates, Inc./Leigh R. Kerr, AICP. on behalf of the property owner, Griffin Pointe Partners, LLLP, has applied to the City of Dania Beach, Florida (the "City"), for approval of a Future Land Use Map ("FLUM") Amendment to the City's Comprehensive Master Plan (the "Comprehensive Plan") from Office Park to Commercial on an approximately 8.8 acre parcel of land located at 2281 Griffin Road in the City of Dania Beach, Florida (the "City") as legally described in Exhibit "A"; and

**WHEREAS**, the City Commission of the City of Dania Beach, Florida (the "City Commission") has conducted duly noticed public hearings, in accordance with Section 163.3184(11), Florida Statutes, on the proposed FLUM Amendment; and

**WHEREAS**, staff recommended approval of the requested FLUM Amendment in its report dated March 28, 2017; and

**WHEREAS**, the City's Planning and Zoning Board, sitting as the Local Planning Agency (the "LPA"), reviewed the requested FLUM Amendment at its March 15, 2017 meeting and voted to recommend approval of the requested FLUM Amendment; and

**WHEREAS**, after reviewing the LPA’s recommendation, the recommendation of City staff, and the comments from the public, the City Commission finds the proposed FLUM amendment to the Comprehensive Plan, attached as Exhibit “A” to this Ordinance, is in compliance with and consistent with Florida law and its adopted Comprehensive Plan.

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

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

**Section 2.** That pursuant to Section 163.3184, Florida Statutes, the FLUM Amendment to the Comprehensive Plan for the Property, legally described in Exhibit “A,” from Office Park to Commercial is hereby approved and adopted.

**Section 3.** That the City staff is authorized to transmit the Amendment to the Florida Department of Economic Opportunity (the “DEO”) and other state agencies pursuant to the requirements of Chapter 163.3184, Florida Statutes.

**Section 4.** That City staff is authorized to transmit an application to the Broward County Planning Council to request amendment of the Broward County Land Use Plan map and to request recertification of the City’s Future Land Use Plan including the Future Land Use Plan Map.

**Section 5.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 6.** 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 7.** That the effective date of this Amendment shall be after the second reading and adoption of the amendment by the City Commission and, subsequently, the date a final order is issued by the Florida DEO finding the amendment to be in compliance in accordance with Chapter 163, Florida Statutes; or the date a final order is issued by the

Administration Commission finding the amendment to be in compliance in accordance with Chapter 163, Florida Statutes.

**PASSED AND ADOPTED** on first reading on March 28, 2017.

**PASSED AND ADOPTED** on second and final reading on \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
LOUISE STILSON, CMC  
CITY CLERK

\_\_\_\_\_  
TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
THOMAS J. ANSBRO  
CITY ATTORNEY



# McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 200'

## EXHIBIT "A"

NORTH

NORTH PORTION OF PARCEL "A", GRIFFIN POINTE  
(PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)

S.W. 45th STREET

25' INGRESS & EGRESS EASEMENT  
(P.B. 113, PG. 44, B.C.R.)

S.W. 23rd AVE.

SITE LAYOUT \* NOT TO SCALE

### LEGAL DESCRIPTION:

The West 8.66 acres of Parcel "A", GRIFFIN POINTE, according to the plat thereof, as recorded in Plat Book 178, Pages 19 and 20, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Parcel "A", thence North 01°30'35" West, on the East line of said Parcel "A", a distance of 85.45 feet to the Point of Beginning; thence continuing North 01°30'35" West, on said East line, a distance of 1172.02 feet to the Northeast corner of said Parcel "A"; thence South 88°34'09" West, on the North line of said Parcel "A", a distance of 329.21 feet to the Northwest corner of said Parcel "A"; thence South 01°30'06" East, on the West line of said Parcel "A", a distance of 1172.02 feet; thence North 88°29'25" East, a distance of 329.38 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 385,942 square feet or 8.8600 acres more or less.

### NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the refer to record plat (178/19 & 20) and assume the most South line of Parcel "A", as South 88°25'20" West.

### CERTIFICATION

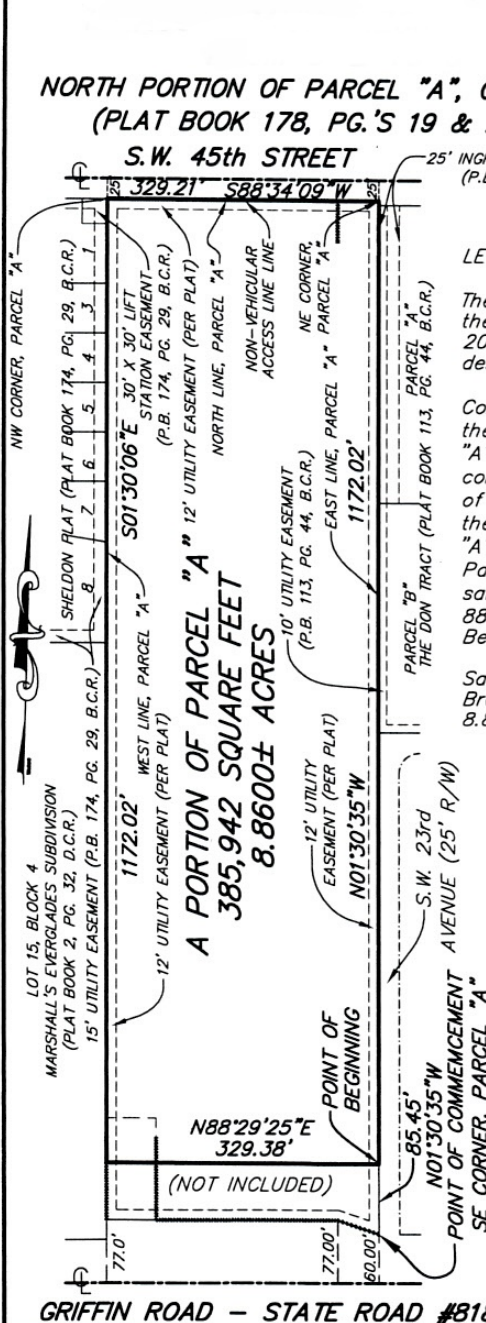
Certified Correct. Dated at Fort Lauderdale, Florida this 16th day of February, 2017.

### LEGEND:

B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = MIAMI-DADE COUNTY RECORDS  
C = CENTERLINE  
CO. = COMPANY  
P.B. = PLAT BOOK  
PG. = PAGE  
AVE. = AVENUE  
R/W = RIGHT-OF-WAY

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.



FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-2143

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2017\V2143 (PARCELS)

# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Ordinance

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY LEIGH R. KERR, AICP,/LEIGH ROBINSON KERR & ASSOCIATES, INC., AGENT FOR THE PROPERTY OWNER GRIFFIN POINTE PARTNERS, LLLP, TO REZONE PROPERTY LOCATED AT 2281 GRIFFIN ROAD IN 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 COMMUNITY BUSINESS DISTRICT (C-2)TO GENERAL COMMERCIAL DISTRICT (C-3), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

### Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

### Fiscal Impact/Cost Summary

### Exhibits Attached

Staff Report, Application and Backup, Ordinance



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

**DATE:** March 28, 2015

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director

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

**SUBJECT:** **RZ-10-17:** The applicant, Leigh Robinson Kerr and Associates, Inc., on behalf of the property owner, Griffin Pointe Partners, LLLP., is requesting a rezoning for the property located at 2281 Griffin Road (FIRST READING).

**REQUEST**

To change the zoning of the property from Community Business District (C-2) to General Business District (C-3) zoning.

**PROPERTY INFORMATION**

|                                |                                                                           |
|--------------------------------|---------------------------------------------------------------------------|
| EXISTING ZONING:               | Commercial Business District (C-2)<br>and General Business District (C-3) |
| PROPOSED ZONING:               | General Business District (C-3)                                           |
| LAND USE DESIGNATION:          | Commercial and Office Park                                                |
| PROPOSED LAND USE DESIGNATION: | Commercial                                                                |

**VIOLATIONS ON PROPERTY**

No violations on the property at this time.

**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 eight and a half (8.8) total gross acres in size, and located on the north side of Griffin Road, west of Ravenswood Road/Anglers Avenue. This property is currently vacant. In preparation of developing the site, the applicant is requesting to change the zoning designation of the northern three quarters of the property to C-3, matching the southern one quarter of the property which will allow a greater variety of uses than the current zoning of C-2.

**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. In addition to this rezoning request, the applicant has also requested to change the Future Land Use designation of the property. In addition, the applicant will have to submit a Site Plan application for approval by the City Commission prior to development of the site.

#### **LOCAL PLANNING AGENCY ACTION**

On March 15, 2017 the Planning and Zoning Board, sitting as the Local Planning Agency is scheduled to hear this item. The Board's recommendation will be presented at the City Commission meeting.

#### **RECOMMENDATION**

The proposed rezoning is consistent with the City's Land Development Code and Future Land Use Element of the Comprehensive Plan. The City Commission may approval on first reading.



## Lajoie, Corinne

---

**From:** Lunkins, Angel  
**Sent:** Tuesday, February 28, 2017 2:52 PM  
**To:** Lajoie, Corinne  
**Subject:** RE: Code check - Griffin Pointe  
**Attachments:** 2281 Griffin Rd.pdf

Good Afternoon,  
There are no code violations or liens on 2281 Griffin Rd. Thank you

GRIFFIN POINTE PARTNERS LLLP  
Cited Party Mailing Address 1800 SE 10TH AVE STE 300  
FORT LAUDERDALE FL 33316  
Property Owner Name GRIFFIN POINTE PARTNERS LLLP  
Parcel Dania Beach - 504229530010  
Address 2281 GRIFFIN RD  
FORT LAUDERDALE, FL 33312

---

**From:** Lajoie, Corinne  
**Sent:** Tuesday, February 28, 2017 11:44 AM  
**To:** Lunkins, Angel  
**Subject:** Code check - Griffin Pointe

Can you please tell me if there are any open violations on Folio No. 504229530010?

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

Leigh Robinson Kerr  
& Associates, Inc.

Established 1985



Transmittal

February 1, 2017

To: Corinne LaJoie

Re: Griffin Pointe

From: Leigh R. Kerr

☐

Mail

☒

Hand

☐

Courier

☐

Fedex

| No. of Copies | Description                            |
|---------------|----------------------------------------|
| 1             | LUPA Application (Original)            |
| 1             | Fee \$11,430.00                        |
| 7             | LUPA Copies                            |
| 1             | Rezoning to C-3 Application (Original) |
| 1             | Rezoning Fee \$6,000.00                |
| 7             | Rezoning Copies                        |
| 1             | Agent Letter (Original)                |

☐

Review &  
Comment

☒

For Your  
Use

☐

As Requested

Remarks:

808 East Las Olas Boulevard, Suite 104  
Fort Lauderdale, FL 33301

PH: 954-467-6308 Fax: 954-467-6309 Email: Lkerr808@bellsouth.net

Zoning • Expert Testimony • Planning • Land Use

January 18, 2017

To Whom It May Concern

Re: Agent Authorization - "Griffin Pointe"

Dear Sir or Madam,

Please be advised that we are the owners of the above referenced property (folio # 504229530010). We hereby authorize Mr. Dennis D. Mele, Esquire of Greenspoon Marder and Leigh R. Kerr, AICP, of Leigh Robinson Kerr & Associates, Inc., as agents, to submit and process development approval applications for the subject property.

Thank you for your consideration.

Sincerely,

  
ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Florida )  
 ) SS.  
COUNTY OF Broward )

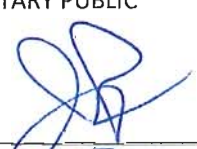
The foregoing instrument was acknowledged before me this 19th day of January, 2017, by John Halliday who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

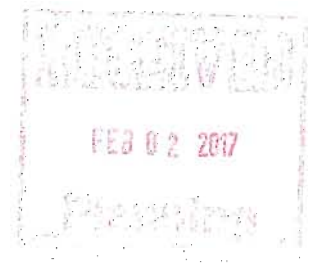
(Seal)

NOTARY PUBLIC

My Commission expires



  
Print Name: Jennifer Bravo  
Commission No. \_\_\_\_\_





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

### Standard Development Application

FEB 02 2017

Planning  
Department

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☒ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_

Petition No.: D2-010-17

(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: 2281 Griffin Road

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Griffin Pointe (178-19)

Recorded Plat Name: Griffin Pointe (178-19)

Folio Number(s): 504229530010 Legal Description: See Attached

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc.

Address of Applicant: 808 E. Las Olas Blvd. #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Griffin Pointe Partners, LLLP

Address of Property Owner: 1800 S.E. 10<sup>th</sup> Avenue, Suite 300, Ft. Laud, FL 33316

Business Telephone: --- Home: ---- Fax: ---

Explanation of Request: Please see attached.

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

Prop. Net Acreage: 8.86 Gross Acreage: 8.86 Prop. Square Footage: 385,941

Existing Use: Vacant Proposed Use: warehouse/office use.

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

**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 and Leigh Robinson Kerr & 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

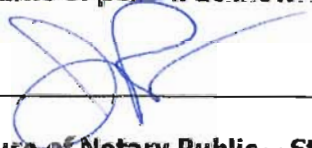
By:   
(Owner / Agent signature\*)

BEFORE ME THIS 19<sup>th</sup> DAY OF Jan., 20 17

By:

  
(Print name of person acknowledging)

  
(Joint owner signature if applicable)

Notary 

(Signature of Notary Public – State of Florida)

Personally known ☒ or Produced Identification ☐

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

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

## Request for Rezoning Griffin Pointe Plat

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Sec. 645-40. Review criteria; city commission action.

A. An application for a rezoning shall be reviewed in accordance with the following criteria:

1. The request is consistent with the city's comprehensive plan; and

**The request is to rezone the subject site from C-2 to C-3. There is a companion Land Use Plan amendment to commercial land use which will be consistent with the requested C-3 commercial zoning for the site.**

2. The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and

**No specific redevelopment plans, corridor plans, neighborhood plans, or master plans apply to the subject site. However, the proposed C-3 district's development standards for the proposed Office/Warehouse use, or any other use permitted under the C-3 district, will ensure that development will be consistent with the existing uses of the surrounding properties.**

3. The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and

**The proposed zoning district will not give privileges not generally extended to similarly situated property in the area. The request is only changing the existing office non-residential district to a commercial non-residential district so the non-residential pattern is the same as the existing pattern. The proposed zoning district will bring the use of the site into conformance with the proposed land use change. The existing zoning and proposed zoning are compatible with adjacent and nearby districts. Specifically, similarly-zoned properties are adjacent to the south (C-3), north (C4) and east (IROM).**

- a. The request furthers the city's adopted community redevelopment plan, if applicable; or

**The subject site is not located within a CRA.**

- b. An error or ambiguity must be corrected; or

**Not applicable.**



- c. There exists changed or changing conditions which make approval of the request appropriate; or

**The approval of the request to rezone the subject site to C-3 is appropriate for the proposed land use for the site. Conditions have not proved suitable for the site under its present land use and zoning scheme, as the site has remained vacant for a number of years. The applicant is proposing to change the land use and zoning in order to construct a warehouse/office opportunity on the site. The subject site is ideally situated near the interchange of I-95 and Griffin Road. In addition, the site is on the flight landing approach to the new South Runway of the Fort Lauderdale/Hollywood International Airport, a recently changed condition in the area.**

- d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or

**Substantial reasons do not exist that render the property unable to be used in accordance with the existing C-2 zoning. However, Conditions have not proved suitable for the site under its present land use and zoning scheme, as the site has remained vacant for a number of years. The proposed C-3 district will allow the property to be developed with an office/warehouse use presently desired for the site. In addition, the property is made up of one (1) parcel but is currently divided between two (2) zoning districts. The proposed C-3 district will unify the zoning on the site under one cohesive district.**

- 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 rezoning of the site from C-2 to C-3 is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses. The C-3 designation and office/warehouse use will enhance the existing non-residential uses and provide new opportunities in the area.**

**The subject site is on the flight landing approach for the South Runway situated west of the Fort Lauderdale-Hollywood International Airport. The non-residential zoning district is particularly appropriate for the orderly development of the city given the site's proximity of the site to the new runway.**

**APPENDIX I**  
Legal Description

Griffin Pointe Plat (Plat Book 178, Page 19), Broward County  
Records, less the south 150 feet.



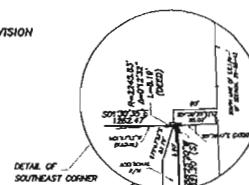
AMENDED  
113386423

A REPLAT OF A PORTION OF LOT 18, BLOCK 4, MARSHALL'S EVERGLADES SUBDIVISION  
OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
(PLAT BOOK 2, PAGE 32, PUBLIC RECORDS OF DADE COUNTY, FLORIDA),  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

**PREPARED BY:**  
**Sun-Tech Engineering, Inc.**  
Engineers • Planners • Surveyors  
Certified Fabrication Master LB 3078

1400 West Oakland Park Boulevard  
P.O. Box 1000, Ft. Lauderdale, FL 33311  
E-Mail: [suntech@cs.com](mailto:suntech@cs.com)

Phone (954) 777-3123  
Fax (954) 772-3114



CFN #108073430  
Page 2 of 2

PLAY NOTES:

[illegible]

**LEGEND:**

- [illegible]

## **ORDINANCE NO. 2017-013**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY LEIGH R. KERR, AICP/LEIGH ROBINSON KERR & ASSOCIATES, INC., AGENT FOR THE PROPERTY OWNER GRIFFIN POINTE PARTNERS, LLLP, TO REZONE PROPERTY LOCATED AT 2281 GRIFFIN ROAD IN 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 COMMUNITY BUSINESS DISTRICT (C-2) TO GENERAL COMMERCIAL DISTRICT (C-3), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND 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" of the City Code of Ordinances (the "City Code"), Leigh Robinson Kerr & Associates, Inc., agent for the property owner, Griffin Pointe Partners, LLLP (the "Applicant"), has applied to the City of Dania Beach, Florida (the "City") for approval of a rezoning for property legally described in Exhibit "A" (Application RZ-10-17); and

**WHEREAS**, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency (the "LPA"), held a duly advertised public hearing on March 15, 2017 and determined that the proposed rezoning 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 “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 645, “Rezoning” of the City Code, the rezoning request (RZ-10-17) from Community Business District (C-2) classification to the General Commercial District (C-3) classification, for the property located at 2281 Griffin Road, as legally described in Exhibit “A,” is hereby approved.

**Section 3.** 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 4.** That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 5.** That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

**Section 6.** That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

**PASSED** on first reading on March 28, 2017.

**PASSED AND ADOPTED** on second reading on \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
LOUISE STILSON, CMC  
CITY CLERK

\_\_\_\_\_  
TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
THOMAS J. ANSBRO  
CITY ATTORNEY



# McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 200'

## SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION, FROM C-2 TO C-3 NORTH PORTION OF PARCEL "A", GRIFFIN POINTE (PLAT BOOK 178, PG.'S 19 & 20, B.C.R.)

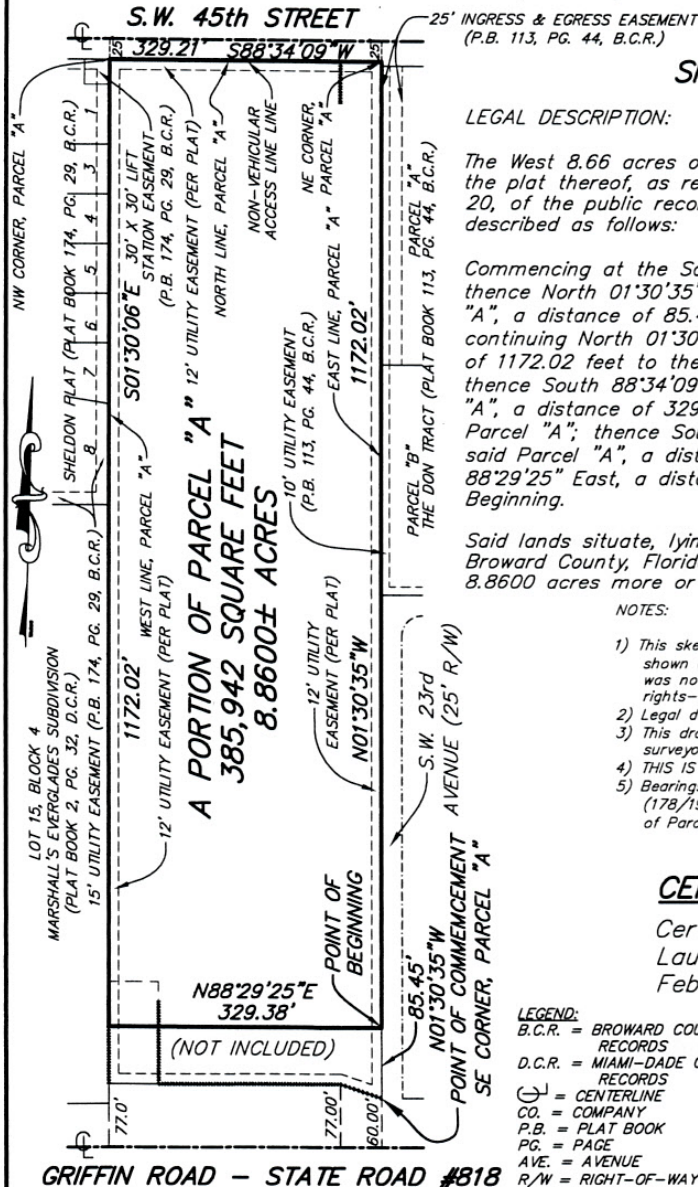
## EXHIBIT "A"

NORTH

PARCEL "A"  
THIS SKETCH



SITE LAYOUT \* NOT TO SCALE



### LEGAL DESCRIPTION:

The West 8.66 acres of Parcel "A", GRIFFIN POINTE, according to the plat thereof, as recorded in Plat Book 178, Pages 19 and 20, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Parcel "A", thence North 01°30'35" West, on the East line of said Parcel "A", a distance of 85.45 feet to the Point of Beginning; thence continuing North 01°30'35" West, on said East line, a distance of 1172.02 feet to the Northeast corner of said Parcel "A", thence South 88°34'09" West, on the North line of said Parcel "A", a distance of 329.21 feet to the Northwest corner of said Parcel "A"; thence South 01°30'06" East, on the West line of said Parcel "A", a distance of 1172.02 feet; thence North 88°29'25" East, a distance of 329.38 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 385,942 square feet or 8.8600 acres more or less.

### NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the refer to record plat (178/19 & 20) and assume the most South line of Parcel "A", as South 88°25'20" West.

### CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 16th day of February, 2017.

### LEGEND:

B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = MIAMI-DADE COUNTY RECORDS  
CL = CENTERLINE  
CO. = COMPANY  
P.B. = PLAT BOOK  
PG. = PAGE  
AVE. = AVENUE  
R/W = RIGHT-OF-WAY

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. V-2143 \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2017\V2143 (PARCELS)

# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Resolution

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “WHISPERING OAKS PLAT” (PL-001-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THB ISLES, FOR PROPERTY LOCATED AT 4900 SW 25TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

### Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

### Fiscal Impact/Cost Summary

### Exhibits Attached

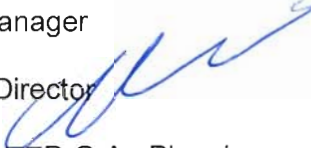
Staff Report, Application and Backup, Plat, Resolution



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

**DATE:** March 28, 2017

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director 

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

**SUBJECT:** **PL-01-17:** The applicant, Pulice Land Surveyors, Inc., on behalf of the property owner, THB Inc., is requesting to replat a portion of the plat for the property located on the west side of the intersection of SW 49 Street and SW 25 Avenue.

**PLAT AMENDMENT**

To replat a portion of the original plat.

**PROPERTY INFORMATION**

ZONING: Planned Residential Development District (PRD-1)  
LAND USE DESIGNATION: Low (5) Residential

**VIOLATIONS ON PROPERTY**

There are no open violations on this property.

**PUBLIC HEARING NOTICE**

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

The property is located on the west side of SW 25 Avenue, south of Tropical Acres restaurant.

**PLAT AMENDMENT**

The applicant is proposing to construct thirty-six (36) single family homes on the site. The project includes a 30,000 square foot conservation easement, a private recreation area and water management area, and a linear public parcel running parallel to SW 25 Avenue.

In addition to the plat amendment request, the applicant has also submitted an application for site plan.

The applicant is modifying the lot lines to allow for development of detached, single family homes. The original plat envisioned attached villa style homes. Additionally, modifications were made to the development entry to allow a closer alignment with the intersection of SW 49 Court.

**DEVELOPMENT REVIEW COMMITTEE (DRC)**

The plat amendment was reviewed by the DRC on January 26, 2017 and February 21, 2017, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant was able to address all of staff comments.



**CITY COMMISSION PREVIOUS ACTION**

March 22, 2011 the City Commission approved a Site Plan (SP-05-06) and Waiver (WA-42-06) extensions via Resolution Number 2011-027.

February 11, 2009 the City Commission approved a Site Plan (SP-05-06) extension via Resolution Number 2009-024.

January 22, 2008 the City Commission approved a Site Plan/Waiver (SP-05-06) via Resolution Number 2008-006, Rezoning (RZ-14-05) via Ordinance Number 2007-026 and a Plat (PL-20-02) via Ordinance Number 2007-026.

**RECOMMENDATION**

The Plat modification meets all applicable regulations. Recommend approval of the resolution.





**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.  
SUNRISE, FL 33351  
(954) 572-1777 (954) 572-1778 fax  
surveys@pulicelandsurveyors.com



February 27, 2017

Ms. Corinne Lajoie, AICP  
Principal City Planner  
Community Development Department  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004

**RE: "WHISPERING OAKS" PLAT (PL-001-17)– SW 25<sup>TH</sup> AVENUE, DANIA  
BEACH, FLORIDA**

Dear Ms. Lajoie,

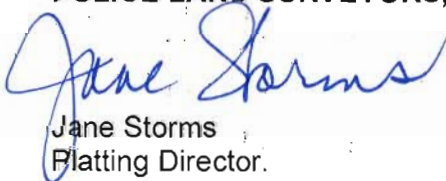
Enclosed please find one 24 x 36, one 11 x 17 and 1 disk for the plat of "WHISPERING OAKS"  
submitted for City Commission.

To reiterate:

**The site plan is being reconfigured so the centerline of the asphalt of our driveway will  
align with the centerline of the existing asphalt of SW 49<sup>th</sup> Court. Our driveway curves  
instead of heading straight into the development.**

Thank you for your time and consideration of our submittal. Should you have any questions or if  
we can be of further assistance please do not hesitate to call.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**

  
Jane Storms  
Platting Director.

encl.



## Lajoie, Corinne

---

**From:** Navarro, Ronnie  
**Sent:** Thursday, February 23, 2017 8:46 AM  
**To:** Lajoie, Corinne  
**Cc:** LaFerrier, Marc; Kaine, Brad; 'Dennis Mele'; Carlos Ballbe (carlos@baeng.us)  
**Subject:** RE: WHISPERING OAKS - TRAFFIC STUDY

Hi Corinne,

This is to confirm that the traffic study submitted by the applicant is deemed complete and accepted.

### **Ronnie S. Navarro, PE**

Deputy Director | City Engineer



Public Services Department | City of Dania Beach  
1201 Stirling Road | Dania Beach FL 33004  
Office 954-924-6808 ext 3615 | Fax 954-923-1109  
[rnavarro@daniabeachfl.gov](mailto:rnavarro@daniabeachfl.gov)

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

[illegible]



*CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COVER LETTER*

*To: jane@pulicelandsurveyors.com*

*From: mwrap@daniabeachfl.gov*

*Date: 2/21/17*

*Re: Whispering Oaks*

*PZ#: PL-001-17 - 2<sup>nd</sup> Review*

*Dear Applicant:*

*Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, February 23<sup>rd</sup>** will be at 10:00 AM.*

*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, FEBRUARY 23, 2017**

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.

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- |               |                                                                                  |
|---------------|----------------------------------------------------------------------------------|
| 1) 10:00 A.M. | PL-01-17, WHISPERING OAKS, SW 25 <sup>TH</sup> AVE, 2 <sup>ND</sup> REVIEW       |
| 2) 10:30 A.M. | DR-11-17, DANIA OAKS, 5461 AND 5471 40 <sup>TH</sup> AVE, 1 <sup>ST</sup> REVIEW |
| 3) 11:00 A.M. | SP-13-17, ARG OFFICE, 4025 RAVENSWOOD ROAD, 1 <sup>ST</sup> REVIEW               |
| 4) 11:30 A.M. | SP-14-17/TX-15-17, 7- ELEVEN, 1554 S. FEDERAL HWY, 1 <sup>ST</sup> 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](mailto:cchurch@daniabeachfl.gov)  
Macee Wray at (954) 924-6805 x 3653 or [mwrap@daniabeachfl.gov](mailto:mwrap@daniabeachfl.gov)

## Landscape Plan Review: Whispering Oaks Plat

PZ Log Number: PL-001-17 Review Number: 2

Reviewer: Daniel Parobok Date: February 15, 2017



The following comments are based on a review of the plans dated 2/2017, for the property located near SW 25<sup>th</sup> Avenue, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Landscaping and tree preservation for this plat will be reviewed under the associated project "IPPOLITO ISLE".

### 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](mailto: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 of final plans must be submitted via CD or email in order to receive final approval.

**END OF COMMENTS**



# CITY OF DANIA BEACH

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DEPARTMENT OF PUBLIC SERVICES

February 15, 2017

## Engineering Comments

PL-001-17 Whispering Oaks Plats

Surveyor: Pulice Land Surveyors, Inc.

1. No comments 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.

Whispering Oaks (Ippolito) Plat (PL-01-07)

2-7-17

SW 25 Avenue

Zoning designation = PRD-1

FLU designation = Low (5) Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

2<sup>nd</sup> review

4. Shift access to development to directly align with SW 49<sup>th</sup> Court. See City Engineer for further discussion. 2<sup>nd</sup> time requested.
- ~~2. Amend plan note to reflect Broward County's most recently requested language, "This plat is restricted to 36 detached single family dwelling units on Lots 1-36; an ingress/egress utility and drainage easement on Parcel "A"; a conservation easement on Parcel "B"; a private recreational area and water management area on Parcel "C"; and a lineal public park on Parcel "D"."~~
- ~~3. Provide survey, Per Section 640-20(D).~~
- ~~4. Per Section 640-20(I) provide tax receipts for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties included in the plat.~~
- ~~5. Per Section 640-30(J) provide any existing or proposed deed restrictions for properties included in the plat.~~

**NOTES:**

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
- IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.
-



## Lajoie, Corinne

---

**From:** Navarro, Ronnie  
**Sent:** Friday, February 03, 2017 4:53 PM  
**To:** Carlos Ballbe; LaFerrier, Marc  
**Cc:** Dennis Mele; Larry Baum (lbaum@stellarhomesgroup.com); AICP Sarah Stewart (Sarah.stewart@gmlaw.com); Kaine, Brad; Pollard, Antoine; Lajoie, Corinne  
**Subject:** RE: WHISPERING OAKS - REVISED ENTRANCE CONFIGURATION

The driveway must be perpendicular to existing roadway, at least for the first 25 feet or so. Skewed driveway seems to be disorienting to a driver exiting the property - it will not allow full visibility of vehicles coming from the north. The proposed design is a traffic safety concern.

### Ronnie S. Navarro, PE

Deputy Director | City Engineer  
Office 954-924-6808 ext 3615 | Fax 954-923-1109

---

**From:** Carlos Ballbe [<mailto:carlos@baeng.us>]  
**Sent:** Friday, February 03, 2017 4:28 PM  
**To:** LaFerrier, Marc; Navarro, Ronnie  
**Cc:** Dennis Mele; Larry Baum (lbaum@stellarhomesgroup.com); AICP Sarah Stewart (Sarah.stewart@gmlaw.com)  
**Subject:** WHISPERING OAKS - REVISED ENTRANCE CONFIGURATION

Marc and Ronnie, hope all is well; please see attached for your review and approval the revised entrance configuration for the above referenced project along with the following comments:

1. Aligned the entrance centerline with the centerline of SW 49<sup>th</sup> Court.
2. Aligned the egress lane with the SW 49<sup>th</sup> Court eastbound lane.
3. Aligned the ingress lanes with the SW 49<sup>th</sup> Court westbound lane.
4. The angle of the proposed entrance configuration will facilitate access to SW 49<sup>th</sup> Court and encourage drivers exiting to travel east instead of north.
5. The previously approved site plan had an angle entrance with similar geometry.

We believe this configuration addresses the City's concern of having offset centerlines at an intersection; the proposed configuration will provide a safer traffic movement.

If you have any questions or required any additional information, please do not hesitate to call me.

Sincerely,

Carlos J. Ballbé, P.E., LEED® A. P.

BALLBÉ & ASSOCIATES, INC.



Broward:

2737 N.E. 30th Place

Fort Lauderdale, Florida 33306

(954) 491-7811 Office (Ext. 1000)

(954) 444-8529 Mobile

[carlos@baeng.us](mailto:carlos@baeng.us)



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DESIGN REVIEW COMMITTEE MEETING**  
**THURSDAY, JANUARY 26, 2017**

| NAME (Please Print)      | MAIL OR EMAIL                            | JOB NAME             |
|--------------------------|------------------------------------------|----------------------|
| Raul Cosme               | raul.cosme@sheriff.org                   | B50 Fire             |
| Sean Brown               | kennethsean_brown@sheriff.org            | B50 Fire             |
| Cormac Hajore            | cchurch@ci.dania-beach.fl.us             | City                 |
| Anne Christine Carrie    | acarrie@daniebeachfl.gov                 | City                 |
| Daniel Parobek           | daniel.parobek@metrac.org                | City Landscape       |
| RONNIE NAVARRO           | rnavarro@ci.dania-beach.fl.us            | CITY                 |
| PETER FLINT              | pflint@kimcorealty.com                   | Dania Pointe         |
| MELIBE THOMAS            | melibe.thomas@kimley                     | " "                  |
| Tammie James             | TJames@ci.dania-beach.fl.us              |                      |
| Frank Ross               | frank-ross@sheriff.org                   | B50 Fire             |
| Larry Baum               | Lbaum@shgre.com                          | Stellar Head         |
| Jane Farms               | Jane@opulceandsurveyors.com              | Whispering Oaks      |
| JANIER NEGRONI           | jnegroni@dlwarchitects.com               | TRU BY HILTON        |
| GUILLELMO PEDROZA        | gpedroza@dlwarchitects.com               | TRU BY HILTON        |
| Samy Cohen               | scohen@turnberry.com                     | Tru by Hilton        |
| Robert Lahre             | Robert@turnberry.com                     | Tru by Hilton        |
| JONATHAN COHEN R.        | jcohen@expediaspublicos.com.mx           | TRU BY H.            |
| MARIANO CORRAL           | MARIANO CORRAL@                          | TRU HOTEL            |
| LANDSCAPE ARCH.          | COMCAST.NET                              | By HILTON            |
| PATRICK GIBNEY           | pgibney@craventhompson.com               | Hilton               |
| Gilberto Sánchez         | Gilberto@ad1global.com                   | Hilton               |
| JOE CALHOUN              | JCalhoun@dmblaw.com                      | FL Land. Development |
| Fabiola Ruiz             | FABIOLA@ANDERSONARCHITECTURE.COM         | "                    |
| <del>ERIC ANDERSON</del> | <del>ERIC@ANDERSONARCHITECTURE.COM</del> |                      |
|                          |                                          |                      |
|                          |                                          |                      |

*Corinne Lajoie*



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

**To:** *jane@publiclandsurveyors.com*

**From:** *mwwray@daniabeachfl.gov*

**Date:** *1/26/2017*

**Re:** *Whispering Oaks*

**PZ#:** *PL-001-17 - 1<sup>st</sup> Review*

*Dear Applicant:*

*Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, January 26<sup>th</sup> will be at 10:00 AM.***

*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](mailto:Daniel.parobok@metriceng.com)  
Sean Brown, Fire Chief, [kennethsean\\_brown@sheriff.org](mailto:kennethsean_brown@sheriff.org)  
Ronnie Navarro, Engineer, [rnavarro@daniabeachfl.gov](mailto:rnavarro@daniabeachfl.gov)  
Corinne Lajoie, Planning and Zoning Manager, [cchurch@daniabeachfl.gov](mailto:cchurch@daniabeachfl.gov)  
Anne-Christine Carrie, Planner, [acarrie@daniabeachfl.gov](mailto:acarrie@daniabeachfl.gov)*



**AGENDA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DEVELOPMENT REVIEW MEETING**  
**THURSDAY, JANUARY 26, 2017**

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) 9:00 A.M.  | SP-65-16, BATIA DAYAN, 4760 SW 42 <sup>nd</sup> TERRACE, 2 <sup>ND</sup> REVIEW                |
| 2) 9:30 A.M.  | SP-122-16, BURGER KING, 1800 STIRLING ROAD, 2 <sup>ND</sup> REVIEW                             |
| 3) 10:00 A.M. | PL-01-17, WHISPERING OAKS, SW 25 <sup>TH</sup> AVENUE AND GRIFIFN ROAD, 1 <sup>st</sup> REVIEW |
| 4) 10:30 A.M. | SP-02-17, TRU BY HILTON, 24 AND 44 NORTH FEDERAL HIGHWAY, 1 <sup>ST</sup> REVIEW               |
| 5) 11:00 A.M. | SP-03-17/SE-04-17, WYNDAM DANIA BEACH, 2460 W. STATE ROAD 84, 1 <sup>ST</sup> 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](mailto:cchurch@daniabeachfl.gov)  
Macee Wray at (954) 924-6805 x 3653 or [mwray@daniabeachfl.gov](mailto:mwray@daniabeachfl.gov)

## Landscape Plan Review: Whispering Oaks Plat

PZ Log Number: PL-001-17 Review Number: 1

Reviewer: Daniel Parobok Date: January 18, 2017



The following comments are based on a review of the plans dated 11/9/2016, and submitted to the City on January 5<sup>th</sup>, 2017, for the property located near SW 25<sup>th</sup> Avenue, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Landscaping and tree preservation for this plat will be reviewed under the associated project "Ippolito Isle".

### 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](mailto: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 of final plans must be submitted via CD or email in order to receive final approval.

**END OF COMMENTS**



CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
ROUTING SHEET

Routing Date: January 5, 2016

PZ Log No: PL-001-17

Project: Whispering Oaks Plat

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.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

FIRE - S. Brown  
Department

1/20/17  
Date

*Approved 1/20/17*

*\$ 315,941*



CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COST RECOVERY

Project: Whispering Oaks Plat

PZ Log No: PL-001-17

Plan Reviewer: Fire

Please log your time spent on reviewing the plans.

Time spent: .5

Rate per hour: \_\_\_\_\_

Overtime: \_\_\_\_\_

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



# CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

January 18, 2017

## Engineering Comments

PL-001-17 Whispering Oaks Plat

1. Proposed plat does not match civil engineering site plan. Please coordinate with the Civil Engineer of Record.
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.***

*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).*



Whispering Oaks (Ippolito) Plat

1-18-17

SW 25 Avenue

Zoning designation = PRD-1

FLU designation = Low (5) Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1<sup>st</sup> review

1. Shift access to development to directly align with SW 49<sup>th</sup> Court.
2. Amend plan note to reflect Broward County's most recently requested language, "This plat is restricted to 36 detached single family dwelling units on Lots 1-36; an ingress/egress utility and drainage easement on Parcel "A"; a conservation easement on Parcel "B"; a private recreational area and water management area on Parcel "C"; and a lineal public park on Parcel "D"."
3. Provide survey, Per Section 640-20(D).
4. Per Section 640-20(I) provide tax receipts for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties included in the plat.
5. Per Section 640-30(J) provide any existing or proposed deed restrictions for properties included in the plat.

**NOTES:**

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
- IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.
- 

Applicant hesitant to move access point to Align w/ SW 49<sup>th</sup> Ct.  
Will lose lot.

S: P. - Look at Traffic Study -

- Must obtain stmt from Ronnie stating the Traffic Study/stmt is complete & accepted prior to Public Hearing



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.  
SUNRISE, FL 33351  
(954) 572-1777 (954) 572-1778 fax  
surveys@pulicelandsurveyors.com



February 6, 2017

Ms. Macee Wray  
City of Dania Beach  
100 West Dania Beach Blvd  
Dania Beach, FL 33004

**RE: "WHISPERING OAKS" PLAT (PL-001-17)– SW 25<sup>TH</sup> AVENUE, DANIA  
BEACH, FLORIDA**

Dear Ms. Wray,

Enclosed please find the original letter confirming there are no liens on the above  
named property. This should complete our resubmittal of the project.

Should you have any questions or need additional information, please do not hesitate to  
contact me. Thank you for your help with this project.

Sincerely,  
**PULICE LAND SURVEYORS, Inc.**

Rachel Ross  
Platting Assistant

Encl.

To Whom It May Concern:

It is certified that I have examined Old Republic National Life Insurance Company Commitment Fund File Number 355095 A1, having an effective date of September 20, 2016 at 11:00 PM (the "Commitment") and I have searched the Public Records of Broward County, Florida to January 18, 2017 (the "Opinion Date"). The Commitment and my search of the Public Records of Broward County, Florida are hereinafter collectively referred to as the "Title Report". The Title Report pertains to the land legally described as:

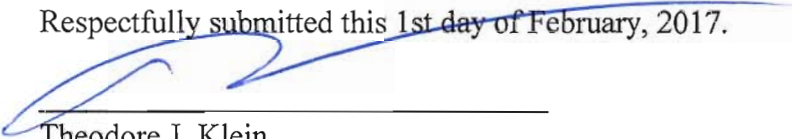
LEGAL DESCRIPTION

All of "Ippolito Isle", according to the plat thereof, recorded in Plat Book 180, Page 99 of the Public Records of Broward County, Florida, said plat having been amended by Agreement for Amendment of Notation on Plat recorded as Instrument No. 112861969 of the Public Records of Broward County, Florida (the "Land").

Opinion as to Encumbrances and Liens.

Basing my opinion on said Title Report, I am of the opinion that as of the Opinion Date, there are no mortgages or liens of record encumbering the Land

Respectfully submitted this 1st day of February, 2017.

  
\_\_\_\_\_  
Theodore J. Klein  
Florida Bar No. 498904

STATE OF FLORIDA  
COUNTY OF BROWARD

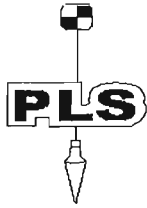
\_\_\_\_\_  
The foregoing was acknowledged before me this 1<sup>st</sup> day of February, 2017, by Theodore J. Klein.  
He/she [check one]:

☒ is personally known to me; or

\_\_\_\_ has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Signature of Notary Public



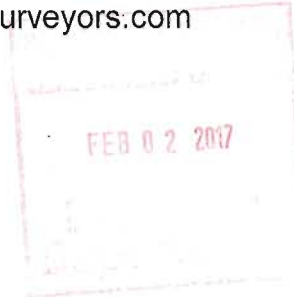
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.  
SUNRISE, FL 33351  
(954) 572-1777 (954) 572-1778 fax  
surveys@pulicelandsurveyors.com



February 2, 2017

Ms. Corinne Lajoie, AICP  
Principal City Planner  
Community Development Department  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004



**RE: "WHISPERING OAKS" PLAT (PL-001-17)- SW 25<sup>TH</sup> AVENUE, DANIA BEACH, FLORIDA**

Dear Ms. Lajoie,

Enclosed please find five (5) copies of Plat & Survey, submitted for DRC approval of the above-referenced project. For your convenience, we are providing the Staff comments, received on January 26, 2017, along with our responses **in bold**, as follows:

Landscape:

1. Landscaping and tree preservation for this plat will be reviewed under the associated project "IPPOLITO ISLE".

**RESPONSE: Understood.**

Fire:

1. Complies with Code as initially submitted.

**RESPONSE: Thank you.**

Engineering:

1. Proposed plat does not match civil engineering site plan. Please coordinate with the Civil Engineer of Record.

**RESPONSE: The area in question measures 57 feet on the site plan. This area is wholly encompassed on the plat within the 69-foot width of right-of-way. We have sent Ronnie Navarro an overlay showing that.**

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.

**RESPONSE: Understood.**

Planning & Zoning:

1. Shift access to development to directly align with SW 49<sup>th</sup> Court.

**RESPONSE: The site plan is being reconfigured so the centerline of the asphalt of our driveway will align with the centerline of the existing asphalt of SW 49<sup>th</sup> Court. Our driveway curves instead of heading straight into the development.**

Ms. Corinne Lajoie, AICP  
February 2, 2017  
Page 2 of 2

2. Amend plan note to Broward County's most recently requested language, "This plat is restricted to 36 detached single family dwelling units on Lots 1-36; an ingress/egress utility and drainage easement on Parcel "A"; a conservation easement on Parcel "B"; a private recreational area and water management area on Parcel "C"; and a lineal public park on Parcel "D".

**RESPONSE: The plat note has been changed accordingly and approved at City Commission on November 21, 2016, and is being heard at County Commission on February 14, 2017.**

3. Provide survey, Per Sec. 640-20(D)

**RESPONSE: 5 copies of the survey of "WHISPERING OAKS", as prepared by Avirom & Associates, Inc., have been provided with this re-submittal.**

4. Per Sec. 640-32(I) provide tax receipts for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties included in plat.

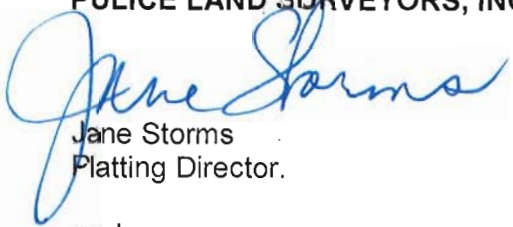
**RESPONSE: Copies of the PAID 2016 tax receipts for all parcels located within the plat have been provided along with a notarized statement that there are no liens on any parcel.**

5. Per Sec. 640-30(J) provide any existing or proposed deed restrictions for properties included in the plat.

**RESPONSE: There are no deed restrictions within the plat.**

Thank you for your time and consideration of our submittal. Should you have any questions or if we can be of further assistance please do not hesitate to call.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**



Jane Storms  
Platting Director.

encl.



BROWARD COUNTY

**2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 534409

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0010     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

**PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.**

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 1

\$34.62  
WWW-16-00042335  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 100          | 0                 | 100         | 0.54         |
| VOTED DEBT                      | 0.22160      | 100          | 0                 | 100         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 100          | 0                 | 100         | 0.53         |
| CAPITAL OUTLAY                  | 1.50000      | 100          | 0                 | 100         | 0.15         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 100          | 0                 | 100         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 100          | 0                 | 100         | 0.00         |
| OKEECHOBEE BASIN                | 0.14770      | 100          | 0                 | 100         | 0.01         |
| SFWMD DISTRICT                  | 0.13590      | 100          | 0                 | 100         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 100          | 0                 | 100         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 100          | 0                 | 100         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 100          | 0                 | 100         | 0.60         |
| DEBT SERVICE                    | 0.24640      | 100          | 0                 | 100         | 0.02         |
| FL INLAND NAVIGATION            | 0.03200      | 100          | 0                 | 100         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$1.96       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 34.10       |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$34.10      |
| Combined Taxes and Assessments: |              |              |                   |             | \$36.06      |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

**2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 534409

Paid 11/22/2016 Receipt #

WWW-16-00042335

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0010     |

**PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT**

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

**Please Pay Only One Amount**

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534410

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0020     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 2

\$38.10  
WWW-16-00042346  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               |              |              | Rate              | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534410

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042346

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0020     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534411

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0030     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 3

\$38.10  
WWW-16-00042360  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534411

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042360

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0030     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount



BROWARD COUNTY

2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 534412

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0040     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 4

WWW-16-00042367  
Paid By Trend Corporation \$38.10

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 534412

Paid 11/22/2016 Receipt #

WWW-16-00042367

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0040     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534413

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0050     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 5

WWW-16-00042387  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               |              |              | Rate              | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

11/22/2016  
Paid By Trend Corporation

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534413

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042387

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0050

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |
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Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534414

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0060     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT:

SW 26 AVE  
IPPOLITO ISLE 180-99  
LOT 6

\$38.10  
WWW-16-00042405  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534414

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042405

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1896

| Property ID Number |
|--------------------|
| 504232-57-0060     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534415

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0070     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 7

\$38.10  
WWW-16-00042416  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534415

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042416

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0070

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534416

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0080     |             | See Below      | See Below  | See Below     | 0413         |

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE

IPPOLITO ISLE 180-99 B

LOT 8

\$38.10  
WWW-16-00042421  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534416

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042421

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0080

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534417

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0090     |             | See Below      | See Below  | See Below     | 0413         |

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE

IPPOLITO ISLE 180-99 B

LOT 9

\$38.10  
WWW-16-00042433  
Paid By Trend Corporation

| AD VALOREM TAXES              |         |              |            |             |              |
|-------------------------------|---------|--------------|------------|-------------|--------------|
| Taxing Authority              | Millage | Assessed Val | Exemptions | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION     |         |              |            |             |              |
| COUNTYWIDE SERVICES           | 5.44740 | 110          | 0          | 110         | 0.60         |
| VOTED DEBT                    | 0.22160 | 110          | 0          | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD       |         |              |            |             |              |
| GENERAL FUND                  | 5.33600 | 110          | 0          | 110         | 0.58         |
| CAPITAL OUTLAY                | 1.50000 | 110          | 0          | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY      | 0.07030 | 110          | 0          | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT   |         |              |            |             |              |
| EVERGLADES C.P.               | 0.04710 | 110          | 0          | 110         | 0.01         |
| OKEECHOBEE BASIN              | 0.14770 | 110          | 0          | 110         | 0.02         |
| SFWM DISTRICT                 | 0.13590 | 110          | 0          | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL        | 0.16150 | 110          | 0          | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC | 0.48820 | 110          | 0          | 110         | 0.05         |
| CITY OF DANIA BEACH           |         |              |            |             |              |
| DANIA BEACH OPER              | 5.99980 | 110          | 0          | 110         | 0.66         |
| DEBT SERVICE                  | 0.24640 | 110          | 0          | 110         | 0.03         |
| FL INLAND NAVIGATION          | 0.03200 | 110          | 0          | 110         | 0.00         |

Total Millage: 19.83390

Ad Valorem Taxes:

\$2.18

| NON - AD VALOREM TAXES |      |        |
|------------------------|------|--------|
| Levying Authority      | Rate | Amount |
| 04 DANIA FIRE          |      | 37.51  |

Non - Ad Valorem Assessments:

\$37.51

Combined Taxes and Assessments:

\$39.69

|                  |              |  |  |  |  |
|------------------|--------------|--|--|--|--|
| If Postmarked By | Nov 30, 2016 |  |  |  |  |
| Please Pay       | \$0.00       |  |  |  |  |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534417

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042433

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0090     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534418

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0100     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 10

\$38.10  
WWW-16-00043437  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWM DISTRICT                   | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
|                                 |              |              |                   |             |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534418

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043437

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0100     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534419

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0110     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 11

\$38.10  
WWW-16-00043690  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534419

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043690

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0110     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount



BROWARD COUNTY

2016 Paid Real Estate

Folio: 534420

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0120     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 12

\$38.10  
WWW-16-00043698  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWM DISTRICT                   | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| LevyIng Authority               |              |              | Rate              | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$37.51      |
| Combined Taxes and Assessments: |              |              |                   |             | \$39.69      |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534420

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043698

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0120     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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|                  |            |
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Return with Payment

Please Pay Only One Amount

## BROWARD COUNTY

2016 Paid Real Estate

Folio: 534421

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0130     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 13

\$38.10  
WWW-16-00043709  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534421

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043709

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0130

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534422

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0140     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 14

\$38.10  
WWW-16-00043722  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534422

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043722

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0140     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534423

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0150     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 15

\$38.10  
WWW-16-00043732  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               |              |              | Rate              | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534423

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043732

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0150     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534424

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0160     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 16

WWW-16-00043735  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$37.51      |
| Combined Taxes and Assessments: |              |              |                   |             | \$39.69      |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534424

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043735

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0160

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534425

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0170     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 17

\$38.10  
WWW-16-00043740  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534425

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043740

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1896

| Property ID Number |
|--------------------|
| 504232-57-0170     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534426

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0180     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 18

\$34.62  
WWW-16-00043744  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       | 5.44740      | 100          | 0                 | 100         | 0.54         |
| COUNTYWIDE SERVICES             | 0.22160      | 100          | 0                 | 100         | 0.02         |
| VOTED DEBT                      |              |              |                   |             |              |
| BROWARD CO SCHOOL BOARD         | 5.33600      | 100          | 0                 | 100         | 0.53         |
| GENERAL FUND                    | 1.50000      | 100          | 0                 | 100         | 0.15         |
| CAPITAL OUTLAY                  | 0.07030      | 100          | 0                 | 100         | 0.01         |
| VOTER APPROVED DEBT LEVY        |              |              |                   |             |              |
| SO FLORIDA WATER MANAGEMENT     | 0.04710      | 100          | 0                 | 100         | 0.00         |
| EVERGLADES C.P.                 | 0.14770      | 100          | 0                 | 100         | 0.01         |
| OKEECHOBEE BASIN                | 0.13590      | 100          | 0                 | 100         | 0.01         |
| SFWMD DISTRICT                  | 0.16150      | 100          | 0                 | 100         | 0.02         |
| SOUTH BROWARD HOSPITAL          | 0.48820      | 100          | 0                 | 100         | 0.05         |
| CHILDREN'S SVCS COUNCIL OF BC   |              |              |                   |             |              |
| CITY OF DANIA BEACH             | 5.99980      | 100          | 0                 | 100         | 0.60         |
| DANIA BEACH OPER                | 0.24640      | 100          | 0                 | 100         | 0.02         |
| DEBT SERVICE                    | 0.03200      | 100          | 0                 | 100         | 0.00         |
| FL INLAND NAVIGATION            |              |              |                   |             |              |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$1.96       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 34.10       |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$34.10      |
| Combined Taxes and Assessments: |              |              |                   |             | \$36.06      |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534426

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043744

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0180     |

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534427

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0190     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 26 AVE  
IPPOLITO ISLE 180-99 B  
LOT 19

\$34.62  
WWW-16-00043748  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 100          | 0                 | 100         | 0.54         |
| VOTED DEBT                      | 0.22160      | 100          | 0                 | 100         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 100          | 0                 | 100         | 0.53         |
| CAPITAL OUTLAY                  | 1.50000      | 100          | 0                 | 100         | 0.15         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 100          | 0                 | 100         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 100          | 0                 | 100         | 0.00         |
| OKEECHOBEE BASIN                | 0.14770      | 100          | 0                 | 100         | 0.01         |
| SFWMD DISTRICT                  | 0.13590      | 100          | 0                 | 100         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 100          | 0                 | 100         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 100          | 0                 | 100         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 100          | 0                 | 100         | 0.60         |
| DEBT SERVICE                    | 0.24640      | 100          | 0                 | 100         | 0.02         |
| FL INLAND NAVIGATION            | 0.03200      | 100          | 0                 | 100         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$1.96       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 34.10       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$34.10     |              |
| Combined Taxes and Assessments: |              |              |                   | \$36.06     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534427

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043748

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0190

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

Please Pay Only One Amount



BROWARD COUNTY

2016 Paid Real Estate

Folio: 534428

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0200     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

VOLPE TER  
IPPOLITO ISLE 180-99 B  
LOT 20

\$45.03  
WWW-16-00043754  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 130          | 0                 | 130         | 0.71         |
| VOTED DEBT                      | 0.22160      | 130          | 0                 | 130         | 0.03         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 130          | 0                 | 130         | 0.70         |
| CAPITAL OUTLAY                  | 1.50000      | 130          | 0                 | 130         | 0.19         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 130          | 0                 | 130         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 130          | 0                 | 130         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 130          | 0                 | 130         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 130          | 0                 | 130         | 0.02         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 130          | 0                 | 130         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 130          | 0                 | 130         | 0.06         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 130          | 0                 | 130         | 0.78         |
| DEBT SERVICE                    | 0.24640      | 130          | 0                 | 130         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 130          | 0                 | 130         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.58       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 44.33       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$44.33     |              |
| Combined Taxes and Assessments: |              |              |                   | \$46.91     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534428

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043754

\$45.03

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0200     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534429

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0210     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

VOLPE TER  
IPPOLITO ISLE 180-99 B  
LOT 21

WWW-16-00043765  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 130          | 0                 | 130         | 0.71         |
| VOTED DEBT                      | 0.22160      | 130          | 0                 | 130         | 0.03         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 130          | 0                 | 130         | 0.70         |
| CAPITAL OUTLAY                  | 1.50000      | 130          | 0                 | 130         | 0.19         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 130          | 0                 | 130         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 130          | 0                 | 130         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 130          | 0                 | 130         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 130          | 0                 | 130         | 0.02         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 130          | 0                 | 130         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 130          | 0                 | 130         | 0.06         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 130          | 0                 | 130         | 0.78         |
| DEBT SERVICE                    | 0.24640      | 130          | 0                 | 130         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 130          | 0                 | 130         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.58       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 44.33       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$44.33     |              |
| Combined Taxes and Assessments: |              |              |                   | \$46.91     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534429

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043765

\$45.03

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0210     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534430

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0220     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

VOLPE TER  
IPPOLITO ISLE 180-99 B  
LOT 22

WWW-16-00043777  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 100          | 0                 | 100         | 0.54         |
| VOTED DEBT                      | 0.22160      | 100          | 0                 | 100         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 100          | 0                 | 100         | 0.53         |
| CAPITAL OUTLAY                  | 1.50000      | 100          | 0                 | 100         | 0.15         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 100          | 0                 | 100         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 100          | 0                 | 100         | 0.00         |
| OKEECHOBEE BASIN                | 0.14770      | 100          | 0                 | 100         | 0.01         |
| SFWMD DISTRICT                  | 0.13590      | 100          | 0                 | 100         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 100          | 0                 | 100         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 100          | 0                 | 100         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 100          | 0                 | 100         | 0.60         |
| DEBT SERVICE                    | 0.24640      | 100          | 0                 | 100         | 0.02         |
| FL INLAND NAVIGATION            | 0.03200      | 100          | 0                 | 100         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$1.96       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 34.10       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$34.10     |              |
| Combined Taxes and Assessments: |              |              |                   | \$36.06     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534430

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043777

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0220     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534431

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0230     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 23

\$34.62  
WWW-16-00043787  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 100          | 0                 | 100         | 0.54         |
| VOTED DEBT                      | 0.22160      | 100          | 0                 | 100         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 100          | 0                 | 100         | 0.53         |
| CAPITAL OUTLAY                  | 1.50000      | 100          | 0                 | 100         | 0.15         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 100          | 0                 | 100         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 100          | 0                 | 100         | 0.00         |
| OKEECHOBEE BASIN                | 0.14770      | 100          | 0                 | 100         | 0.01         |
| SFWMD DISTRICT                  | 0.13590      | 100          | 0                 | 100         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 100          | 0                 | 100         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 100          | 0                 | 100         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 100          | 0                 | 100         | 0.60         |
| DEBT SERVICE                    | 0.24640      | 100          | 0                 | 100         | 0.02         |
| FL INLAND NAVIGATION            | 0.03200      | 100          | 0                 | 100         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$1.96       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 34.10       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$34.10     |              |
| Combined Taxes and Assessments: |              |              |                   | \$36.06     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534431

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043787

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0230     |

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534432

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0240     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 24

\$45.03  
WWW-16-00043794  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 130          | 0                 | 130         | 0.71         |
| VOTED DEBT                      | 0.22160      | 130          | 0                 | 130         | 0.03         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 130          | 0                 | 130         | 0.70         |
| CAPITAL OUTLAY                  | 1.50000      | 130          | 0                 | 130         | 0.19         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 130          | 0                 | 130         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 130          | 0                 | 130         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 130          | 0                 | 130         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 130          | 0                 | 130         | 0.02         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 130          | 0                 | 130         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 130          | 0                 | 130         | 0.06         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 130          | 0                 | 130         | 0.78         |
| DEBT SERVICE                    | 0.24640      | 130          | 0                 | 130         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 130          | 0                 | 130         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.58       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 44.33       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$44.33     |              |
| Combined Taxes and Assessments: |              |              |                   | \$46.91     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534432

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043794

\$45.03

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0240     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534433

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0250     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 25

\$38.10  
WWW-16-00043798  
Paid By Trend Corporation

| AD VALOREM TAXES              |         |              |                   |             |              |
|-------------------------------|---------|--------------|-------------------|-------------|--------------|
| Taxing Authority              | Millage | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION     | 5.44740 | 110          | 0                 | 110         | 0.60         |
| COUNTYWIDE SERVICES           | 0.22160 | 110          | 0                 | 110         | 0.02         |
| VOTED DEBT                    |         |              |                   |             |              |
| BROWARD CO SCHOOL BOARD       |         |              |                   |             |              |
| GENERAL FUND                  | 5.33600 | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                | 1.50000 | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY      | 0.07030 | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT   |         |              |                   |             |              |
| EVERGLADES C.P.               | 0.04710 | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN              | 0.14770 | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                | 0.13590 | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL        | 0.16150 | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC | 0.48820 | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH           |         |              |                   |             |              |
| DANIA BEACH OPER              | 5.99980 | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                  | 0.24640 | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION          | 0.03200 | 110          | 0                 | 110         | 0.00         |
| Total Millage:                |         | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES        |         |              |                   |             |              |
| Levying Authority             | Rate    |              |                   | Amount      |              |
| 04 DANIA FIRE                 |         |              |                   | 37.51       |              |
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Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534433

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043798

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0250     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534434

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0260     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 26

\$38.10  
WWW-16-00043803  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       | 5.44740      | 110          | 0                 | 110         | 0.60         |
| COUNTYWIDE SERVICES             | 0.22160      | 110          | 0                 | 110         | 0.02         |
| VOTED DEBT                      |              |              |                   |             |              |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH:            |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534434

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043803

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0260     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534435

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0270     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 27

\$38.10  
WWW-16-00043812  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534435

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043812

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0270

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount



BROWARD COUNTY

2016 Paid Real Estate

Folio: 534436

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0280     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 28

WWW-16-00043824  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534436

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043824

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0280

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

**2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 534437

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0290     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

**PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.**

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 29

\$38.10  
WWW-16-00043832  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               |              |              | Rate              | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

**2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 534437

Paid 11/22/2016 Receipt # WWW-16-00043832 \$38.10  
Paid By Trend Corporation

*Make checks payable to:*

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0290     |

**PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT**

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |

Return with Payment

**Please Pay Only One Amount**

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534438

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0300     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 30

WWW-16-00043843  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534438

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043843

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

Property ID Number  
504232-57-0300

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
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Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534439

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0310     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 31

\$38.10  
WWW-16-00043848  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534439

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043848

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0310     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534440

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0320     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 32

WWW-16-00043850  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534440

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043850

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0320     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534441

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0330     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 33

WWW-16-00043854  
Paid By Trend Corporation  
\$38.10

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534441

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043854

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0330     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534442

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0340     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 34

\$38.10  
WWW-16-00043858  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$37.51      |
| Combined Taxes and Assessments: |              |              |                   |             | \$39.69      |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534442

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043858

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1095

| Property ID Number |
|--------------------|
| 504232-57-0340     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534443

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0350     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 35

\$38.10  
WWW-16-00043859  
Paid By Trend Corporation

| AD VALOREM TAXES              |         |              |            |             |              |
|-------------------------------|---------|--------------|------------|-------------|--------------|
| Taxing Authority              | Millage | Assessed Val | Exemptions | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION     | 5.44740 | 110          | 0          | 110         | 0.60         |
| COUNTYWIDE SERVICES           | 0.22160 | 110          | 0          | 110         | 0.02         |
| VOTED DEBT                    |         |              |            |             |              |
| BROWARD CO SCHOOL BOARD       |         |              |            |             |              |
| GENERAL FUND                  | 5.33600 | 110          | 0          | 110         | 0.58         |
| CAPITAL OUTLAY                | 1.50000 | 110          | 0          | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY      | 0.07030 | 110          | 0          | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT   |         |              |            |             |              |
| EVERGLADES C.P.               | 0.04710 | 110          | 0          | 110         | 0.01         |
| OKEECHOBEE BASIN              | 0.14770 | 110          | 0          | 110         | 0.02         |
| SFWMD DISTRICT                | 0.13590 | 110          | 0          | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL        | 0.16150 | 110          | 0          | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC | 0.48820 | 110          | 0          | 110         | 0.05         |
| CITY OF DANIA BEACH           |         |              |            |             |              |
| DANIA BEACH OPER              | 5.99980 | 110          | 0          | 110         | 0.66         |
| DEBT SERVICE                  | 0.24640 | 110          | 0          | 110         | 0.03         |
| FL INLAND NAVIGATION          | 0.03200 | 110          | 0          | 110         | 0.00         |

Total Millage: 19.83390

Ad Valorem Taxes:

\$2.18

| NON - AD VALOREM TAXES |      |        |
|------------------------|------|--------|
| Levying Authority      | Rate | Amount |
| 04 DANIA FIRE          |      | 37.51  |

Non - Ad Valorem Assessments:

\$37.51

Combined Taxes and Assessments:

\$39.69

|                  |              |  |  |  |  |
|------------------|--------------|--|--|--|--|
| If Postmarked By | Nov 30, 2016 |  |  |  |  |
| Please Pay       | \$0.00       |  |  |  |  |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534443

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043859

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0350     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount



BROWARD COUNTY

2016 Paid Real Estate

Folio: 534444

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0360     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
LOT 36

WWW-16-00043862  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 110          | 0                 | 110         | 0.60         |
| VOTED DEBT                      | 0.22160      | 110          | 0                 | 110         | 0.02         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 110          | 0                 | 110         | 0.58         |
| CAPITAL OUTLAY                  | 1.50000      | 110          | 0                 | 110         | 0.17         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 110          | 0                 | 110         | 0.01         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 110          | 0                 | 110         | 0.01         |
| OKEECHOBEE BASIN                | 0.14770      | 110          | 0                 | 110         | 0.02         |
| SFWMD DISTRICT                  | 0.13590      | 110          | 0                 | 110         | 0.01         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 110          | 0                 | 110         | 0.02         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 110          | 0                 | 110         | 0.05         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 110          | 0                 | 110         | 0.66         |
| DEBT SERVICE                    | 0.24640      | 110          | 0                 | 110         | 0.03         |
| FL INLAND NAVIGATION            | 0.03200      | 110          | 0                 | 110         | 0.00         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$2.18       |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 37.51       |              |
| Non - Ad Valorem Assessments:   |              |              |                   | \$37.51     |              |
| Combined Taxes and Assessments: |              |              |                   | \$39.69     |              |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534444

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043862

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504232-57-0360     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
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|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534445

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0370     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
PARCEL A

\$24.18  
WWW-16-00042255  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 1,270        | 0                 | 1,270       | 6.92         |
| VOTED DEBT                      | 0.22160      | 1,270        | 0                 | 1,270       | 0.28         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 1,270        | 0                 | 1,270       | 6.78         |
| CAPITAL OUTLAY                  | 1.50000      | 1,270        | 0                 | 1,270       | 1.90         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 1,270        | 0                 | 1,270       | 0.09         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 1,270        | 0                 | 1,270       | 0.06         |
| OKEECHOBEE BASIN                | 0.14770      | 1,270        | 0                 | 1,270       | 0.19         |
| SFWMD DISTRICT                  | 0.13590      | 1,270        | 0                 | 1,270       | 0.17         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 1,270        | 0                 | 1,270       | 0.21         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 1,270        | 0                 | 1,270       | 0.62         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 1,270        | 0                 | 1,270       | 7.62         |
| DEBT SERVICE                    | 0.24640      | 1,270        | 0                 | 1,270       | 0.31         |
| FL INLAND NAVIGATION            | 0.03200      | 1,270        | 0                 | 1,270       | 0.04         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$25.19      |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              | Amount            |             |              |
|                                 |              |              |                   |             |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$0.00       |
| Combined Taxes and Assessments: |              |              |                   |             | \$25.19      |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534445

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042255

\$24.18

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
116 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1896

| Property ID Number |
|--------------------|
| 504232-57-0370     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534447

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504232-57-0390     |             | See Below      | See Below  | See Below     | 0413         |

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

SW 25 AVE  
IPPOLITO ISLE 180-99 B  
PARCEL C

\$9.72  
WWW-16-00042296  
Paid By Trend Corporation

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 510          | 0                 | 510         | 2.78         |
| VOTED DEBT                      | 0.22160      | 510          | 0                 | 510         | 0.11         |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 510          | 0                 | 510         | 2.72         |
| CAPITAL OUTLAY                  | 1.50000      | 510          | 0                 | 510         | 0.77         |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 510          | 0                 | 510         | 0.04         |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 510          | 0                 | 510         | 0.02         |
| OKEECHOBEE BASIN                | 0.14770      | 510          | 0                 | 510         | 0.08         |
| SFWMD DISTRICT                  | 0.13590      | 510          | 0                 | 510         | 0.07         |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 510          | 0                 | 510         | 0.08         |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 510          | 0                 | 510         | 0.25         |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 510          | 0                 | 510         | 3.06         |
| DEBT SERVICE                    | 0.24640      | 510          | 0                 | 510         | 0.13         |
| FL INLAND NAVIGATION            | 0.03200      | 510          | 0                 | 510         | 0.02         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$10.13      |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              | Amount            |             |              |
|                                 |              |              |                   |             |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$0.00       |
| Combined Taxes and Assessments: |              |              |                   |             | \$10.13      |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534447

## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042296

\$9.72

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

|                    |
|--------------------|
| Property ID Number |
| 504232-57-0390     |

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC  
325 LAYNE BLVD  
HALLANDALE BEACH, FL 33009

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

Please Pay Only One Amount

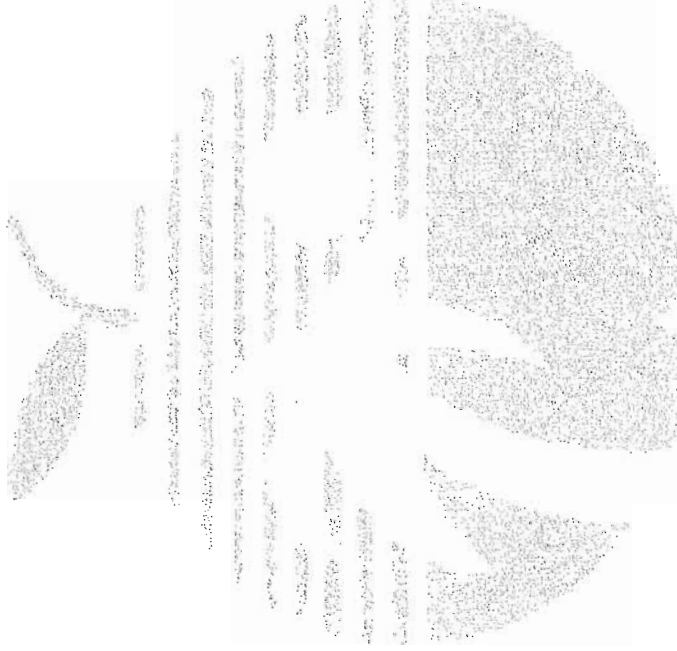
The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**PLAT**

**SBBC-456-2008**

**County Number: 071-MP-05 Municipality Number: TBD**  
**Ippolito Isle**

**January 23, 2017**



**Growth Management**  
**Facility Planning and Real Estate Department**  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

# **PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT**

| PROJECT INFORMATION          |                     | NUMBER & TYPE OF<br>PROPOSED UNITS | OTHER<br>PROPOSED USES | STUDENT IMPACT |
|------------------------------|---------------------|------------------------------------|------------------------|----------------|
| Date:                        | January 23, 2017    | Single-Family: 36                  |                        | Elementary: 8  |
| Name:                        | Ippolito Isle       | Townhouse:                         |                        |                |
| SBBC Project Number:         | SBBC-456-2008       | Garden Apartments:                 |                        | Middle: 4      |
| County Project Number:       | 071-MP-05           | Mid-Rise:                          |                        |                |
| Municipality Project Number: | TBD                 | High-Rise:                         |                        | High: 4        |
| Owner/Developer:             | Stellar Homes Group | Mobile Home:                       |                        |                |
| Jurisdiction:                | Dania Beach         | Total: 36                          |                        | Total: 16      |

## **SHORT RANGE - 5-YEAR IMPACT**

| Currently Assigned Schools | Gross Capacity | LOS Capacity | Benchmark Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of Gross Capacity | Cumulative Reserved Seats |
|----------------------------|----------------|--------------|----------------------|----------------|-----------------------------------------|---------------------|---------------------------|
| Bethune, Mary M.           | 1,106          | 1,106        | 664                  | -442           | -24                                     | 60.0%               | 8                         |
| Attucks                    | 1,227          | 1,227        | 640                  | -587           | -26                                     | 52.2%               | 4                         |
| Hollywood Hills            | 2,691          | 2,691        | 1,921                | -770           | -30                                     | 71.4%               | 19                        |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % Gross Cap. Adj. Benchmark | Projected Enrollment |       |       |       |       |
|----------------------------|--------------------|------------------------------------------|-----------------------------|----------------------|-------|-------|-------|-------|
|                            |                    |                                          |                             | 17/18                | 18/19 | 19/20 | 20/21 | 21/22 |
| Bethune, Mary M.           | 672                | -434                                     | 60.8%                       | 666                  | 657   | 647   | 638   | 628   |
| Attucks                    | 644                | -583                                     | 52.5%                       | 651                  | 655   | 661   | 667   | 673   |
| Hollywood Hills            | 1,940              | -751                                     | 72.1%                       | 1,888                | 1,825 | 1,830 | 1,840 | 1,821 |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

## CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius | 2016-17 Contract<br>Permanent Capacity | 2016-17 Benchmark<br>Enrollment | Over/(Under) | Projected Enrollment |       |       |
|--------------------------------------|----------------------------------------|---------------------------------|--------------|----------------------|-------|-------|
|                                      |                                        |                                 |              | 17/18                | 18/19 | 19/20 |
| New Life Charter Academy             | 550                                    | 98                              | -452         | 98                   | 98    | 98    |

## PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

| School(s)        | Description of Improvements                                                                              |
|------------------|----------------------------------------------------------------------------------------------------------|
| Bethune, Mary M. | There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school  |
| Attucks          | There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school  |
| Hollywood Hills  | There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school. |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

## Comments

The information provided indicates that the project is already approved for 36 (three or more bedroom) townhouse units, which generate 13 students (6 elementary school, 3 middle school, and 4 high school students). The application proposes to change this to 36 (four or more bedroom) single family units, which generates 16 (8 elementary, 4 middle and 4 high school) students, for a net increase of 3 students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year includes Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools are projected to operate within the adopted LOS of 100% through the 2018/19 school year. It should be noted that the school capacity of Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Additionally in the 2016/17 school year, the charter schools located within two miles of the project site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2016/17 year or 180 days, whichever is greater, for a maximum of 36 (three or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on August 20, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

**SBBC-456-2008 Meets Public School Concurrency Requirements**

☒ Yes ☐ No

1/23/17  
Date

Reviewed By:

  
Signature

Lisa Wight

Name

Planner

Title





Environmental Protection and Growth Management Department

**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

e-COMMENTS for a  
**Plat Note Amendment**  
*SBBC-456-2008*



TO: **Review Agencies**

PLAT NAME: Ippolito Isle

PLAT NO.: 071-MP-05

COMMENT DUE DATE: January 6, 2017

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

Your comments should be e-mailed to Sue Carrano at: PDMDInfo@broward.org. Contact Sue for additional information at 954-357-6627. Your cooperation is greatly appreciated.

- ☐ NO OBJECTION TO THE PLAT AS SUBMITTED.
- ☐ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- ☒ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

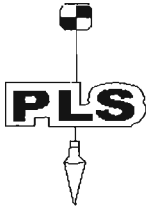
*In the space provided below, please type/print your name, agency and phone number:*

USA WIGHT  
**Print Name**

SBBC  
**Agency**

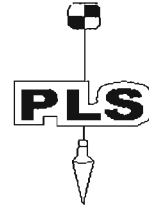
754 (305) 321 2172  
**Phone Number**

**COMMENTS:**



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.  
SUNRISE, FL 33351  
(954) 572-1777 (954) 572-1778 fax  
surveys@pulicelandsurveyors.com



January 2, 2017

Ms. Corinne Lajoie, AICP  
Principal City Planner  
Community Development Department  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004

**RE: "WHISPERING OAKS" PLAT – SW 25<sup>TH</sup> AVENUE & GRIFFIN ROAD, DANIA BEACH, FLORIDA**

Dear Ms. Lajoie,

Enclosed please find the submittal of the "WHISPERING OAKS" Plat. The intent of this plat is the construction of 36 single-family residences. The Site Plan for this plat has already been through 2 DRC submittals. As you are aware this is a replat of a portion of IPPOLITO ISLE (180/99). The City has already approved a plat note amendment allowing for 36 single family homes on this site. As of this date the plat note amendment for IPPOLITO ISLE has been submitted to Broward County.

Enclosed please find:

Check in the amount of \$3,150.00  
Signed application  
Letter of Consent  
Deed  
Tax Bills  
Six (6) copies of the plat.  
Six (6) signed and sealed surveys (attached to the plat).

Please review and kindly place us in the January 26<sup>th</sup> DRC meeting. If you have any questions or need further information please do not hesitate to contact us. As always, it's a pleasure to work with you.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**

Rachel Ross  
Platting Assistant

encl.



**FILE COPY**



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

## Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: \_\_\_\_\_

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: \_\_\_\_\_

Petition No.: \_\_\_\_\_



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

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

Location Address: SW 25 Avenue + Griffin Road

1-36/Parcel A/

Lot(s): portion parcel c Block: 1+2 Subdivision: Ippolito Isle

Recorded Plat Name: Ippolito Isle

Folio Number(s): 504232570010-0370,0390 Legal Description: All of Parcel A, a portion of Parcel C + all of lots 1-36 of Ippolito Isle (180/99)

Applicant: Consultant Legal Representative (circle one) Police Land Surveyors, Inc.

Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351

Business Telephone: 954 572 1777 Home: — Fax: 954 572 1778

E-mail address: Jane@PoliceLandSurveyors.com

Name of Property Owner: THB Inc

Address of Property Owner: 325 Layne Blvd, Hallandale Beach, FL 33009

Business Telephone: 954 671 1400 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

Explanation of Request: to replat a portion of Ippolito Isle

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: 5.6237 Gross Acreage: 5.6237 Prop. Square Footage: 244,960

Existing Use: residential Proposed Use: residential

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 Pulide Land Surveys, 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: Jane Storms  
(Owner / Agent signature\*)

BEFORE ME THIS 29th DAY OF December, 2016

By:

Jane Storms  
(Print name of person acknowledging) (Joint owner signature if applicable)

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

Personally known X or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ 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                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LAND USE</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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<br><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<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                                                                                                                           |
| <b>ZONING</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Change of Zoning (Rezoning)                                                   | Less than 2 acres - \$2,500.00<br>Greater than 2 acres - \$6,000.00<br><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<br>General Text - \$2,000.00<br><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<br>(Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                         |
| Delegation Request                                                            | \$1,500.00<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                                                                                                                                                                                   |
| <b>SITE PLAN</b>                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Residential, Hotel, Condo-Hotel, Time-Share, Motel                            | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit<br><b>Plus</b> an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required.<br><b>Minimum fee = \$6,100.00</b><br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                |
| All other uses                                                                | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following:<br>\$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f.<br><b>Plus</b> an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required.<br><b>Minimum fee = \$5,500.00</b><br><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><br><i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>                                                                                                                                                                                                                      |
| Extension of Approval(s)<br>(Site plan, variance, special exception requests) | \$1,250.00 – Single Extension ( <b>PLUS</b> ) 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.**

|                                                                                  |                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SPECIAL EXCEPTION</b>                                                         |                                                                                                                                                                                                                                                                   |
| SPECIAL EXCEPTION<br>(Excluding cell towers)                                     | Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                         |
| SPECIAL EXCEPTION<br>(Cellular Towers)                                           | Filing fee = \$4,000<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                           |
| <b>Additional Resubmittal</b><br>(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. |
| <b>VARIANCES, APPEALS &amp; WAIVERS</b>                                          |                                                                                                                                                                                                                                                                   |
| 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<br>License Application                                    | \$2,250.00                                                                                                                                                                                                                                                        |
| Alcoholic Beverage Waiver                                                        | \$1,000.00                                                                                                                                                                                                                                                        |
| Zoning Review: State Liquor License                                              | \$ 50.00                                                                                                                                                                                                                                                          |
| Outdoor Seating/Dinning                                                          | \$ 100.00                                                                                                                                                                                                                                                         |
| Assisted Living Facility                                                         | \$ 65.00                                                                                                                                                                                                                                                          |
| CRA Grant Application                                                            | \$ 250.00 <i>(up to this amount based on scope of work)</i>                                                                                                                                                                                                       |
| UNSPECIFIED                                                                      | \$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"                                                                                                                                                                              |

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090



## LETTER OF CONSENT

DATE: 12/13/16

RE: WHISPERING OAKS

SHORT LEGAL: All of Parcel "A," a portion of Parcel "C" and all of Lots 1-36, inclusive of "Ippolito Isle", according to the plat thereof, as recorded in Plat Book 180, Page 99, of the Public Records of Broward County, Florida.

Please accept this letter as authorization for Pulice Land Surveyors, Inc. to act as agent on behalf of Stellar Homes Group, 2700 W. Cypress Creek Road, Fort Lauderdale, FL 33309, the owner of the above referenced real property, in matters of planning, platting, zoning and related activities.

### PROPERTY OWNER

#### ATTEST:

Stellar Homes Group

By: \_\_\_\_\_

Print Name/Title Troy A. Ippolito

#### NOTARY:

State of Florida

County of Broward

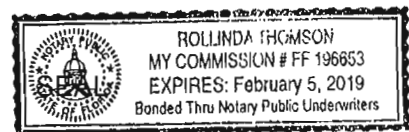
I HEREBY CERTIFY that on this day, before me, on an officer duly qualified to take acknowledgements, personally appeared Troy A. Ippolito of Stellar Homes Group personally known to me, or produced identification in the form of \_\_\_\_\_, and who executed the foregoing instrument and acknowledged before me that Troy A. Ippolito executed the same for the purpose herein expressed.

WITNESS my hand and official seal in the County and State last aforementioned, this 13 day of December, A.D. 2016.

Rollinda Thomson

Notary Public, State of Florida

My commission expires on February 5, 2019



Prepared by:  
ROGER F. BORRELLO, ESQ.  
300 N.W. 70th Avenue  
Suite 301  
Plantation, FL 33317

TAX FOLIO NO. 50-42-32-01-0110

WARRANTY DEED

THIS INDENTURE, Made this 4th day of January, 2005,  
BETWEEN PAMELA V. NIEMIEC, a single woman, whose post office address is 814 Hollywood  
Blvd., Hollywood, Florida 33019, and BARBARA J. SMOLKOVIC, a married woman, whose post  
office address is 130 Sweetwater Bend, Royal Palm Beach, Florida 33411, grantors, and

T.H.B., Inc., a Florida corporation, with mailing address at 313 S.E. 6<sup>th</sup> Street, Dania, Florida,  
33004, grantee.

WITNESSETH, That said grantors, for and in consideration of the sum of  
-----Ten & 00/100-----Dollars

and other good and valuable consideration to said grantors in hand paid by said grantees, the  
receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantees,  
and grantees' heirs and assigns forever, the following described land, situate, lying and being in  
Broward County, Florida, to-wit:

Tract 8, less the North 391 feet thereof, and including the South 8 feet of the North 391 feet  
of the West 223 feet of Tract 8, Block 1, a subdivision of Section 32, Township 50 South,  
Range 42 East, according to the plat thereof recorded in Plat Book 2, Page 32 of the Public  
Records of Dade County, Florida. Subject to road right-of-way over and across the West  
10 feet of said Tract 8, said property lying and being in Broward County, Florida.

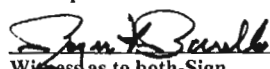
SUBJECT TO easements, restrictions, conditions, limitations of record, and to taxes for  
the year 2005 and subsequent years.

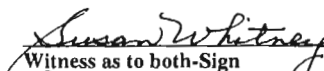
NOTE: Grantors state that the subject property is not and never has been the homestead of the  
grantor BARBARA J. SMOLKOVIC, nor is it contiguous or adjacent to homestead property.  
Said grantor resides in Royal Palm Beach, Florida.

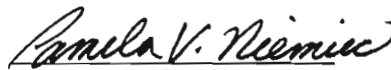
and said grantors do hereby fully warrant the title to said land, and will defend the same against  
the lawful claims of all persons whomsoever.

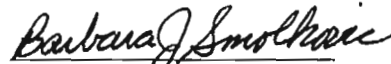
IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seals the day and year  
first above written.

Signed, sealed and delivered  
in our presence:

  
Witness as to both-Sign  
ROGER F. BORRELLO  
Print

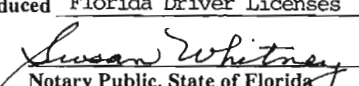
  
Witness as to both-Sign  
SUSAN WHITNEY  
Print

  
PAMELA V. NIEMIEC

  
BARBARA J. SMOLKOVIC

STATE OF FLORIDA       )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 4th day of January, 2005, by  
PAMELA V. NIEMIEC, a single woman, and BARBARA J. SMOLKOVIC, a married woman,  
who are personally known to me or who have produced Florida Driver Licenses as  
identification, and who did take an oath.

  
Notary Public, State of Florida  
NOTARY PUBLIC-STATE OF FLORIDA  
Susan Whitney  
Commission # DD367387  
Expires: MAR. 16, 2007  
Bonded Thru Atlantic Bonding Co., Inc.





”WHISPERING OAKS”

A REPLAT OF ALL OF PARCEL "A", A PORTION OF PARCEL "C" AND ALL OF LOTS 1 THROUGH 36, INCLUSIVE, OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY  
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
NOVEMBER, 2016

LEGAL DESCRIPTION:

ALL OF PARCEL "A", A PORTION OF PARCEL "C" AND ALL OF LOTS 1 THROUGH 36, INCLUSIVE, OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "C"; THENCE SOUTH 01°24'02" EAST ON THE WEST RIGHT-OF-WAY LINE OF SW 25TH AVENUE ALSO BEING THE EAST LINE OF SAID PARCEL "C" AND CONTINUING ON THE EAST LINE OF SAID PARCEL "A" 312.28 FEET TO THE NORTHEAST CORNER OF PARCEL "D" OF SAID PLAT; THENCE NORTH 46°24'04" WEST ON A NORTHERLY LINE OF SAID PARCEL "D", ALSO BEING A SOUTHERLY LINE OF SAID PARCEL "A" 35.35 FEET; THENCE SOUTH 88°35'55" WEST ON THE NORTH LINE OF SAID PARCEL "D" AND A SOUTH LINE OF SAID PARCEL "A" 4.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" ALSO BEING THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 01°24'02" EAST ON THE WEST LINE OF SAID PARCEL "D" ALSO BEING THE EAST LINE OF LOTS 36 THROUGH 25, INCLUSIVE, 498.00 FEET TO THE SOUTHWEST CORNER OF PARCEL "D", ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 88°37'44" EAST ON THE SOUTH LINE OF SAID PARCEL "D" ALSO BEING THE NORTH LINE OF LOT 14 FOR 29.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "D", THE NORTHEAST CORNER OF SAID LOT 24 AND THE INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF SW 25TH AVENUE; THENCE SOUTH 01°24'02" EAST ON SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF LOTS 24 THROUGH 21, INCLUSIVE, 165.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21 AND THE INTERSECTION WITH THE NORTH LINE OF BLOCK 11, "RAVENSWOOD NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°20'59" WEST ON SAID NORTH LINE OF BLOCK 11 ALSO BEING THE SOUTH LINE OF SAID "IPPOLITO ISLE" 305.34 FEET TO THE SOUTHWEST CORNER OF SAID PLAT, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, "CHAPMAN'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°22'16" WEST ON THE EAST LINE OF SAID "CHAPMAN'S SUBDIVISION", AND ON THE WEST LINE OF SAID "IPPOLITO ISLE" ALSO BEING THE WEST LINE OF LOTS 20 THROUGH 1, INCLUSIVE, OF SAID PLAT, 830.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 ALSO BEING THE SOUTHWEST CORNER OF PARCEL "B" OF SAID "IPPOLITO ISLE"; THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL "B" THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) NORTH 88°37'44" EAST ON THE NORTH LINE OF SAID LOT 1 AND THE MOST NORTHERLY LINE OF PARCEL "A" 174.81 FEET; 2) SOUTH 01°22'16" EAST ON AN EAST LINE OF SAID PARCEL "A" 18.50 FEET; 3) NORTH 88°37'44" EAST ON A NORTH LINE OF AFOREMENTIONED PARCEL "C" 71.23 FEET; 4) NORTH 01°29'29" WEST ON A WEST LINE OF SAID PARCEL "C" AND ITS NORTHERLY EXTENSION 140.47 FEET TO THE INTERSECTION WITH A NORTH LINE OF SAID PARCEL "C"; THENCE NORTH 88°30'31" EAST ON SAID NORTH LINE 59.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 244,967 SQUARE FEET (5.6237 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA  
COUNTY OF BROWARD S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT THB ISLES INC., A FLORIDA CORPORATION, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "WHISPERING OAKS", A REPLAT.

PARCEL "A" IS HEREBY DEDICATED TO THE PRESENT AND FUTURE OWNER OR OWNERS OF LOTS AND TRACTS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, TENANTS, INVITEES, LICENSEES, MORTGAGEES, AND EMPLOYEES, NOT THE PUBLIC, FOR FOR INGRESS AND EGRESS, PRIVATE ROAD, UTILITY AND DRAINAGE PURPOSES AND SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS.

PARCEL "B" IS HEREBY DEDICATED TO PRESENT AND FUTURE OWNER OR OWNERS OF LOTS AND TRACTS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, TENANTS, INVITEES, LICENSEES, MORTGAGEES, AND EMPLOYEES, NOT THE PUBLIC, FOR PRIVATE RECREATIONAL AND SURFACE WATER MANAGEMENT PURPOSES, AND SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF: THB ISLES INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY \_\_\_\_\_ ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY \_\_\_\_\_ ITS \_\_\_\_\_, IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

THB ISLES INC., A FLORIDA CORPORATION

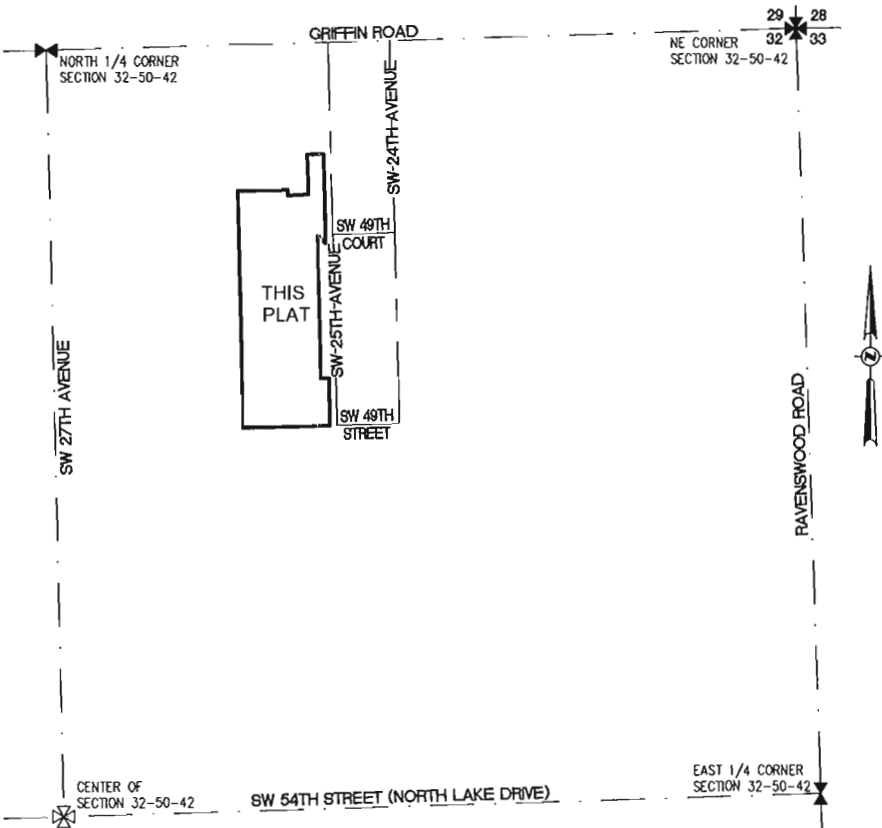
ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, OFFICERS DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_, OF THB ISLES INC., A FLORIDA CORPORATION, TO BE THE PERSONS DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE OATHS.  
WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME \_\_\_\_\_



LOCATION MAP  
NE 1/4 OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177, PART 1. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

| THB ISLES INC.,<br>A FLORIDA<br>CORPORATION | PLATTING SURVEYOR | CITY CLERK | CITY ENGINEER | COUNTY SURVEYOR | COUNTY ENGINEER |
|---------------------------------------------|-------------------|------------|---------------|-----------------|-----------------|
| SEAL                                        | SEAL              | SEAL       | SEAL          | SEAL            | SEAL            |

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 2 SHEETS

CITY OF DANIA BEACH, CITY COMMISSION:

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY, THAT THIS PLAT OF "WHISPERING OAKS" WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, BY ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE SAID CITY COMMISSION THIS DAY OF \_\_\_\_\_, A.D. 201\_\_.

ATTEST: \_\_\_\_\_ CITY CLERK  
APPROVED: \_\_\_\_\_ MAYOR

COMMUNITY DEVELOPMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
DIRECTOR / DESIGNEE

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
FLORIDA P.E. REGISTRATION NO: \_\_\_\_\_

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

BY: \_\_\_\_\_  
DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: \_\_\_\_\_ DEPUTY  
BY: \_\_\_\_\_ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_, AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_ RECORD VERIFIED.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: \_\_\_\_\_ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_ ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER LS4030

DATE

BY: \_\_\_\_\_ RICHARD TORNESE  
DIRECTOR  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 40263

DATE

PLAT FILE NO. -MP-16

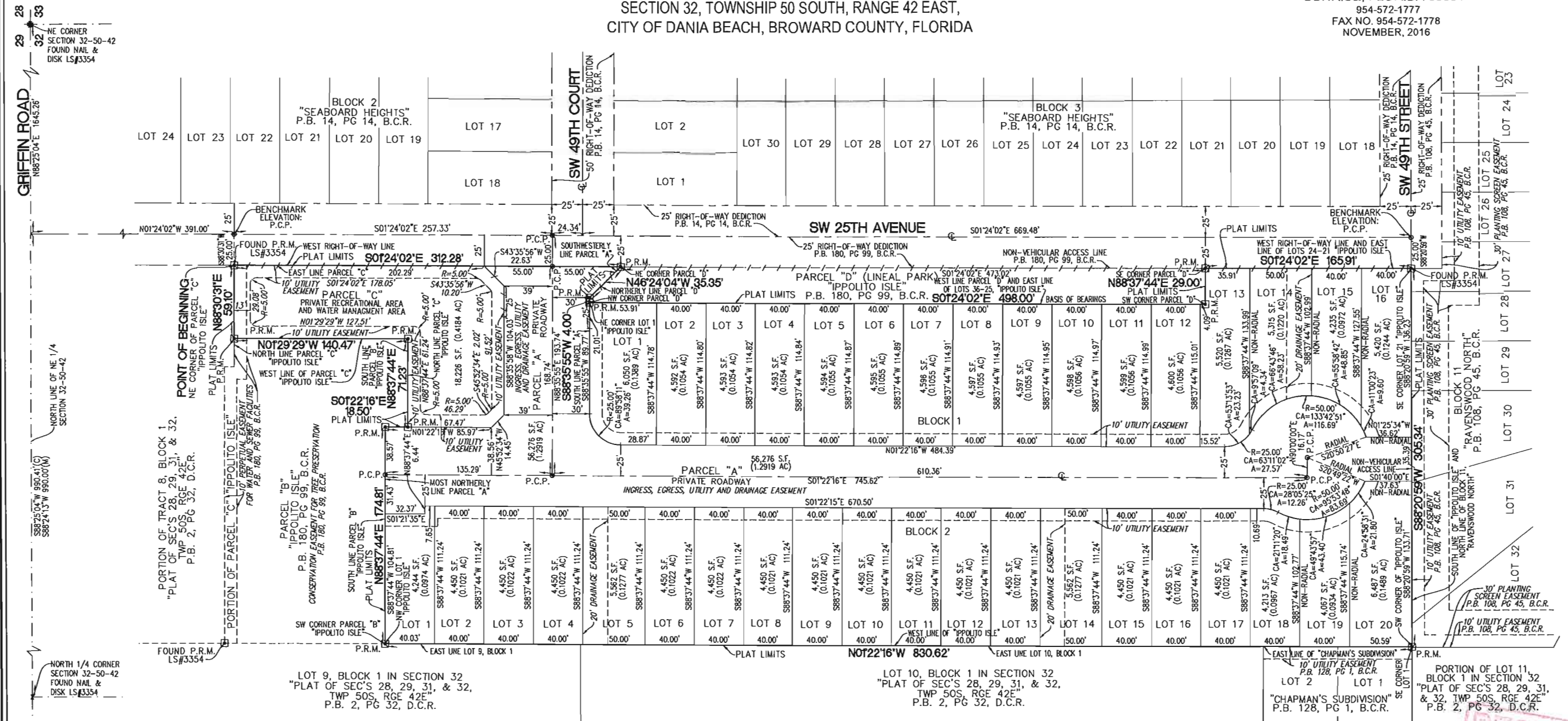


PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
NOVEMBER, 2016

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL  
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL  
IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER  
GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE  
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# "WHISPERING OAKS"

A REPLAT OF ALL OF PARCEL "A", A PORTION OF PARCEL "C" AND ALL OF LOTS 1 THROUGH 36,  
INCLUSIVE, OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST,  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



**SURVEYOR'S NOTES:**

1) THIS PLAT IS RESTRICTED TO THIRTY-SIX (36) DETACHED SINGLE FAMILY UNITS AND A PRIVATE RECREATIONAL AREA AND WATER MANAGEMENT AREA ON PARCEL "B".

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SW 25TH AVENUE AS SHOWN ON THE PLAT OF "IPPOLITO ISLE" BEING S01'24'02"E.

3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 20\_\_\_\_, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 20\_\_\_\_, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3664; ELEVATION: 8.806'. BROWARD COUNTY ENGINEERING DIVISION NAIL AND TAB IN THE SE CORNER OF INTERSECTION OF GRIFFIN ROAD AND RAVENSWOOD ROAD, 3' EAST OF EAST EDGE OF PAVEMENT, 15.5' SOUTH OF CONCRETE SIGNAL POLE, 33' SOUTH OF SOUTH EDGE OF PAVEMENT.

**LEGEND:**

P.R.M. [ ] DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870 UNLESS OTHERWISE NOTED)

P.C.P. [ ] DENOTES: PERMANENT CONTROL POINT

LB DENOTES: LICENSED BUSINESS

B.C.R. DENOTES: BROWARD COUNTY RECORDS

O.R.B. DENOTES: OFFICIAL RECORD BOOK

D.C.R. DENOTES: MIAMI-DADE COUNTY RECORDS

[ ] DENOTES: SECTION CORNER

[ ] DENOTES: QUARTER SECTION CORNER

[ ] DENOTES: CENTERLINE

[ ] DENOTES: NON-VEHICULAR ACCESS LINE

S.F. DENOTES: SQUARE FEET

AC DENOTES: ACRES

P.B. DENOTES: PLAT BOOK

PG DENOTES: PAGE

R DENOTES: RADIUS

CA DENOTES: CENTRAL ANGLE

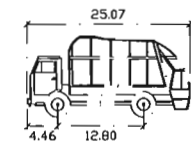
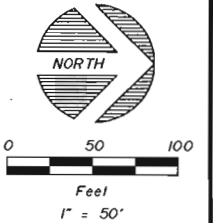
A DENOTES: ARC DISTANCE

**GRAPHIC SCALE**  
0 20' 40' 80' 120'  
FEET  
SCALE: 1 INCH = 40 FEET

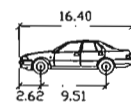
**PLAT FILE NO. -MP-16**







2MU      feet  
Width      8.20  
Track      12.80  
Lock to Lock Time 6.0  
Steering Angle 40.8



Henkiloauto      feet  
Width      5.91  
Track      9.51  
Lock to Lock Time 6.0  
Steering Angle 37.2

**VEHICLE DIMENSIONS**



| NO. | DATE       | BY     | REVISION                               | NO. | DATE | BY | REVISION |
|-----|------------|--------|----------------------------------------|-----|------|----|----------|
| 1   | 12/21/2016 | D.M.L. | SHEET ADDED PER DRC COMMENTS (CYCLE 2) |     |      |    |          |

Designed by: C.J.B. Date: 12/2016  
Drawn by: D.M.L. Date: 12/2016  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_



2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ  
Date: 12/21/16  
Registered Engineer Number: 41811  
State of Florida

**SITE PLAN**  
**TRAFFIC CIRCULATION PLAN**  
**WHISPERING OAKS**  
**THB ISLES, INC.**

Project Number:  
**201625**  
Sheet Number:  
**TC-1**

## **RESOLUTION NO. 2017-029**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “WHISPERING OAKS PLAT” (PL-001-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THB ISLES, FOR PROPERTY LOCATED AT 4900 SW 25<sup>TH</sup> AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the “Code”), which chapter contains the City Land Development Code (the “LDC”), pursuant to Part 6, “Development Review Procedures and Requirements”, Article 640 “Plats”, it is stated that since June 4, 1953, no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

**WHEREAS**, Pulice Land Surveyors, Inc., on behalf of THB Isles (the “Applicant”), is requesting plat approval (PL-001-17), for property legally described in attached Exhibit “A”, which is made a part of and is incorporated into this Resolution by this reference; and

**WHEREAS**, the “Whispering Oaks Plat” (PL-001-17), is restricted to 36 detached single family units on Lots 1-36; a private recreational area and water management area on Parcel B; and

**WHEREAS**, on February 23, 2017, the City’s Development Review Committee (the “DRC”), which includes representatives from the Broward Sheriff’s Office, Broward Fire Department, Public Services Department, the City’s landscape consultant and the Planning Division staff, reviewed the plat for compliance with all applicable regulations; and

**WHEREAS**, staff recommends approval of the plat for the residential project; and

**WHEREAS**, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

**WHEREAS**, the City Commission finds that the approval of the proposed plat will protect the public health, safety and welfare of residents of the City, and furthers the purposes, goals, objectives and policies of the City’s Comprehensive Plan;

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

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

**Section 2.** That the application for the “Whispering Oaks Plat” (PL-001-17), a copy of which is attached as composite Exhibit “B”, which is made a part of and incorporated into this Resolution by this reference, is approved.

**Section 3.** That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

**Section 4.** Such application must be reviewed by the Broward County Aviation Department; the point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

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

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

**PASSED AND ADOPTED** March 28, 2017.

ATTEST:

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LOUISE STILSON, CMC  
CITY CLERK

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TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

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THOMAS J. ANSBRO  
CITY ATTORNEY



## **EXHIBIT "A"**

### **Legal Description**

#### **LEGAL DESCRIPTION:**

ALL OF PARCEL "A", A PORTION OF PARCEL "C" AND ALL OF LOTS 1 THROUGH 36, INCLUSIVE, OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "C"; THENCE SOUTH 01°24'02" EAST ON THE WEST RIGHT-OF-WAY LINE OF SW 25TH AVENUE ALSO BEING THE EAST LINE OF SAID PARCEL "C" AND CONTINUING ON THE EAST LINE OF SAID PARCEL "A" 312.28 FEET TO THE NORTHEAST CORNER OF PARCEL "D" OF SAID PLAT; THENCE NORTH 46°24'04" WEST ON A NORTHERLY LINE OF SAID PARCEL "D", ALSO BEING A SOUTHERLY LINE OF SAID PARCEL "A" 35.35 FEET; THENCE SOUTH 88°35'55" WEST ON THE NORTH LINE OF SAID PARCEL "D" AND A SOUTH LINE OF SAID PARCEL "A" 4.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" ALSO BEING THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 01°24'02" EAST ON THE WEST LINE OF SAID PARCEL "D" ALSO BEING THE EAST LINE OF LOTS 36 THROUGH 25, INCLUSIVE, 498.00 FEET TO THE SOUTHWEST CORNER OF PARCEL "D", ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 25; THENCE NORTH 88°37'44" EAST ON THE SOUTH LINE OF SAID PARCEL "D" ALSO BEING THE NORTH LINE OF LOT 14 FOR 29.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "D", THE NORTHEAST CORNER OF SAID LOT 24 AND THE INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF SW 25TH AVENUE; THENCE SOUTH 01°24'02" EAST ON SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF LOTS 24 THROUGH 21, INCLUSIVE, 165.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21 AND THE INTERSECTION WITH THE NORTH LINE OF BLOCK 11, "RAVENSWOOD NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°20'59" WEST ON SAID NORTH LINE OF BLOCK 11 ALSO BEING THE SOUTH LINE OF SAID "IPPOLITO ISLE" 305.34 FEET TO THE SOUTHWEST CORNER OF SAID PLAT, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, "CHAPMAN'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°22'16" WEST ON THE EAST LINE OF SAID "CHAPMAN'S SUBDIVISION", AND ON THE WEST LINE OF SAID "IPPOLITO ISLE" ALSO BEING THE WEST LINE OF LOTS 20 THROUGH 1, INCLUSIVE, OF SAID PLAT, 830.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 ALSO BEING THE SOUTHWEST CORNER OF PARCEL "B" OF SAID "IPPOLITO ISLE"; THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL "B" THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) NORTH 88°37'44" EAST ON THE NORTH LINE OF SAID LOT 1 AND THE MOST NORTHERLY LINE OF

PARCEL "A" 174.81 FEET; 2) SOUTH 01°22'16" EAST ON AN EAST LINE OF SAID PARCEL "A" 18.50 FEET; 3) NORTH 88°37'44" EAST ON A NORTH LINE OF AFOREMENTIONED PARCEL "C" 71.23 FEET; 4) NORTH 01°29'29" WEST ON A WEST LINE OF SAID PARCEL "C" AND ITS NORTHERLY EXTENSION 140.47 FEET TO THE INTERSECTION WITH A NORTH LINE OF SAID PARCEL "C"; THENCE NORTH 88°30'31" EAST ON SAID NORTH LINE 59.10 FEET TO THE POINT OF BEGINNING.

**EXHIBIT “B”**

**Whispering Oaks Plat**



# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Resolution

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE WHISPERING OAKS SITE PLAN (SP-111-16) SUBMITTED BY THB ISLES, INC. FOR PROPERTY LOCATED AT APPROXIMATELY 4900 SW 25th AVENUE IN 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 28, 2017

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director

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

**SUBJECT:** **SP-111-16:** The applicant, Carlos J. Ballbe, on behalf of the property owner, THB Isles, Inc., is requesting a site plan approval for the construction of thirty-six single family homes for the property located at west intersection of SW 49 Street and SW 25 Avenue.

**SITE PLAN**

To allow the construction of a thirty-six (36) single family homes.

**PROPERTY INFORMATION**

**ZONING:** Planned Residential Development District (PRD-1)  
**LAND USE DESIGNATION:** Low (5) Residential

**VIOLATIONS ON PROPERTY**

There are no open violations on this property.

**PUBLIC HEARING NOTICE**

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

The property is located on the west side of SW 25 Avenue, south of Tropical Acres restaurant.

**SITE PLAN**

The applicant is proposing to construct thirty-six (36) single family homes on the site. The project includes a 30,000 square foot conservation easement, a private recreation area and water management area, and a linear public parcel running parallel to SW 25 Avenue.

The applicant is proposing to utilize the cluster provisions of the PRD-1 zoning district which allows for the setbacks "to be determined at site plan review". The applicant is proposing side and rear setbacks that are greater than the minimum required for a typical single family home in the PRD-1 zoning district, however, the front setback is proposed to be less. The proposed setbacks are identified below.

**PRD-1 Setback Requirements for**

**SINGLE FAMILY**

Front – 25'  
Side – 7' with 15' between buildings  
Rear – 15'

**PROPOSED for CLUSTER SETBACKS**

Front – 20'  
Side – 10'  
Rear – 25'

While the proposed front setback is twenty (20) feet, instead of the typical twenty-five (25) feet, the proposed setback is sufficient to allow one (1) vehicle to park in front of the house on a drive way without blocking a sidewalk or street and therefore is acceptable.

The applicant was encouraged to contact adjacent neighbors to advise of this project, but no information was provided to staff that such meeting occurred.

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

The City Engineer has stated that the Traffic Study submitted by the applicant is deemed complete and accepted.

#### Development Review Committee (DRC)

The site plan was reviewed by the DRC on November 17, 2016 and December 22, 2016, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has a few 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.

According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.

1. The proximity to the airport will require FAA review and approval per BCAD letter dated January 1, 2017.
2. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
3. Per Section 105-220 "Provisions shall be made to assure that common areas and facilities that are to be jointly utilized by project residents shall be maintained in a continuous and satisfactory manner and without expense to the city. Such assurance may be provided by the requirement of homeowner association memberships for the purpose of holding joint title to, and assessing monthly maintenance fees for, such areas and facilities. Other methods may be acceptable if they satisfactorily provide for the proper and continuous payment of taxes, expenses and maintenance without any part of such charges being incurred by the city. The agreement incorporating such provisions shall be reviewed by the city attorney as to form and legal sufficiency, and recorded." Provide documentation satisfying this requirement prior to issuance of a building permit.

#### **CITY COMMISSION PREVIOUS ACTION**

March 22, 2011 the City Commission approved a Site Plan (SP-05-06) and Waiver (WA-42-06) extensions via Resolution Number 2011-027.

February 11, 2009 the City Commission approved a Site Plan (SP-05-06) extension via Resolution Number 2009-024.

January 22, 2008 the City Commission approved a Site Plan/Waiver (SP-05-06) via Resolution Number 2008-006, Rezoning (RZ-14-05) via Ordinance Number 2007-026 and a Plat (PL-20-02) via Ordinance Number 2007-026.

**RECOMMENDATION**

The Site Plan application meets all applicable regulations provided the DRC comments are made conditions of approval. Recommend approval of the resolution.



**BROWARD SHERIFF'S OFFICE**  
**Department of Fire Rescue & Emergency Services**  
**Fire Marshal's Office**  
**Dania Beach District**

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



Sheriff Scott Israel

## **SITE PLAN REVIEW COMMENTS**

Date: 03/15/17 Site Plan No.: SP-111-16 Time Required For Review: 1.5 hrs

Project: Ippolito Isle (Whispering Oaks) Sq. Feet: N/A

Plan Reviewer: R. Cosme – Fire Plans Examiner

☒ Approved As Submitted ☐ Denied ☐ Approved With Conditions  
☐ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

### **Tier 1 COMMENTS**

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
  - a. All turning radii (demonstrated) **The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.**  
**COMPLIED 3/15/17**
2. Water Supply Information as follows:
  - a. ~~All existing and proposed water main sizes~~ **NOTE: 8" minimum main size req.**  
**COMPLIED**
  - b. **Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.** **COMPLIED 3/15/17**

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

- a. Fire Hydrant Flow Test ~~STILL NEEDED~~ **COMPLIED 3/15/17**
- b. ~~Building Construction Type and Square Footage~~ **COMPLIED**
- c. ~~Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer~~ **COMPLIED**
- d. ~~A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)~~ **COMPLIED**
- 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).~~ **COMPLIED**

**Tier 2 COMMENTS**

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. Additional Fire Department Access Information as follows:

- a. ~~A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces~~ **COMPLIED**

Please provide a copy of the approved set of plans in .pdf format via email to [kennethsean\\_brown@sheriff.org](mailto:kennethsean_brown@sheriff.org) . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown  
Fire Marshal's Office  
103 West Dania Beach Boulevard  
Dania Beach, FL 33004

## **FIRE HYDRANT FLOW TEST REQUIREMENTS**

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5<sup>th</sup> Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

## **REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)**

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

## **Broward County Amendments to the Florida Fire Prevention Code**

### **Amendments Effective February 13, 2015**

#### **F-112 – Automatic Sprinklers Required**

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



## Lajoie, Corinne

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**From:** Navarro, Ronnie  
**Sent:** Thursday, February 23, 2017 8:46 AM  
**To:** Lajoie, Corinne  
**Cc:** LaFerrier, Marc; Kaine, Brad; 'Dennis Mele'; Carlos Ballbe (carlos@baeng.us)  
**Subject:** RE: WHISPERING OAKS - TRAFFIC STUDY

Hi Corinne,

This is to confirm that the traffic study submitted by the applicant is deemed complete and accepted.

### **Ronnie S. Navarro, PE**

Deputy Director | City Engineer



Public Services Department | City of Dania Beach  
1201 Stirling Road | Dania Beach FL 33004  
Office 954-924-6808 ext 3615 | Fax 954-923-1109  
[rnavarro@daniabeachfl.gov](mailto:rnavarro@daniabeachfl.gov)

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

## Lajoie, Corinne

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**From:** Daniel Parobok <Daniel.Parobok@metriceng.com>  
**Sent:** Monday, March 13, 2017 2:33 PM  
**To:** Lajoie, Corinne  
**Subject:** RE: Whispering Oak site plan  
**Attachments:** Landscape Plan Review Comments 2.pdf

Hi Corinne,

The applicant has addressed all but one landscape comment (highlighted below and attached). This comment was submitted for the December DRC meeting. Let me know if you have any question and need anything else.

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](mailto:daniel.parobok@metriceng.com)  
[www.metriceng.com](http://www.metriceng.com)

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**From:** Lajoie, Corinne [mailto:[cchurch@daniabeachfl.gov](mailto:cchurch@daniabeachfl.gov)]  
**Sent:** Monday, March 13, 2017 12:12 PM  
**To:** Daniel Parobok  
**Subject:** FW: Whispering Oak site plan

Per your request, below are the outstanding DRC comments, I believe yours are item numbers 1-7.

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

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**From:** Lajoie, Corinne  
**Sent:** Friday, March 10, 2017 10:02 AM  
**To:** 'Sarah Stewart'  
**Cc:** 'dennis.mele@gmlaw.com' ([dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)); Steven Wherry; Jane Storms ([jane@pulicelandsurveyors.com](mailto:jane@pulicelandsurveyors.com))  
**Subject:** Whispering Oak site plan

Please see the 26 remaining outstanding comments from the December 22, 2016 DRC report that must still be addressed below. This item CANNOT BE SCHEDULED FOR PUBLIC HEARING until TIER 1 Fire Comments (# 8, 9, & 10) are addressed.

In addition, I cannot delete a comment until the person who originated the comment has confirmed in writing that the item has been addressed. Please address as many comments as you can as quickly as you can, I am currently preparing the staff report for the City Commission which is due to the City Manager next week.

Thank you.

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.
2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.
3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table
4. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.
5. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.
6. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, [MMcCoy@metriceng.com](mailto:MMcCoy@metriceng.com), [daniel.parobok@metriceng.com](mailto:daniel.parobok@metriceng.com).
7. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site is desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, [MMcCoy@metriceng.com](mailto:MMcCoy@metriceng.com).
8. **Tier 1 COMMENTS** Fire Department Access Information as follows: All turning radii (demonstrated) The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.
9. **Tier 1 COMMENTS** Water Supply Information as follows: Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.
10. **Tier 1 COMMENTS** Proof of Water Supply & Fire Flow Demand as follows: Fire Hydrant Flow Test STILL NEEDED
11. Provide traffic study per attached guideline. Pending
12. Since access through SW 25th Avenue is limited, provide proposed traffic circulation plan between Griffin Road and the proposed site.

13. Show dimensions of proposed hammerhead turnaround and demonstrate how emergency vehicles and garbage trucks can maneuver.
14. 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.
15. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.
16. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. 2nd time requested.
17. WATER: Identify projected water demand for the project. See Public Services for further discussion.
18. SIGNS: Provide copy of all signs for compliance review. 2nd time requested.
19. 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.
20. PARKING: Per Section 265-40(I) dimensions of a 2 car garage is 20" X 20". Revise floor plan for Model "B" & "C" accordingly. 2nd time requested.
21. Must provide latest revised set of plans on disk prior to going to public hearing.
22. 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. 2nd time requested.
23. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards. It appears the perimeter "buffer" of some type remains on the east side of lots, 21, 22, & 23. Delete or identify what this area is.
24. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
25. "Lot Calculations" table on Sheet SP-1:
  - Identifies minimum yard setbacks as "TBD at site plan review". Delete this language as minimum requirements are identified in Section 205-10. Identify required and provided setbacks on site plan now. 2nd time requested.
  - Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'. 2nd time requested.
  - Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'. 2nd time requested.
  - Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings. 2nd time requested. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2nd time requested.

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

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

| NAME (Please Print)  | MAIL OR EMAIL                  | PROJECT NAME             |
|----------------------|--------------------------------|--------------------------|
| Daniel Parobek       | daniel.parobek@netnet.org.am   | Dania Landscape          |
| LT. DAN SUAREZ       | DANIEL - SUAREZ@SHERIFF.ORG    | BSO FIRE                 |
| FRANK ROSS           | FRANK - ROSS@SHERIFF.ORG       | BSO FIRE                 |
| Alina Quakian        | alina@bricko.net               | Developer Forest View    |
| STEVEN HATZIDAKIS    | SHATZIDAKIS@SYNALOVSKI.COM     | FOREST VIEW REC FACILITY |
| Mary Synalovski      | msynalovski@synalovski.com     | FOREST VIEW REC.         |
| Guillermo Lupron     | guille@epcontractor.com        | Forest View Est. Rec.    |
| Marc LaFrierre       | m.lafrierre@danabeachfl.com    | CD                       |
| Rachel Bach          | rbach@danabeachfl.gov          | CD                       |
| Pamela Martin        | pmartin@danabeachfl.gov        | DANIA BEACH              |
| TOMMY KERTSEZ        | TOMKERT@AOL.COM                | DANIA BEACH              |
| Robert Lohme         | Robert@Lohme.com               | Robert Lohme             |
| MIKE SANCHEZ         | MSANCHMS@AOL.COM               | BRIANA                   |
| SARAH STEWART        | SARAH.STEWART@GMAIL.COM        | Whispering Oaks          |
| Danie Lopez          | Danny@baeng.us                 | Whispering Oaks          |
| TONY VALE            | TVALL@SHORE.COM                | Whispering Oaks          |
| BOB MOTOHKAVITZ      | DABO@LINK@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@KIMCORREOLTY.COM        | DANIA POINTE             |
| Peter Flint          | pflint@kimcorcalty.com         | Dania Pointe             |
| Kevin Roberson       | Kevin.roberson@kimley-horn.com | DANIA POINTE             |
| Tara Patton          | pattontr@earthlink.net         | 4660 NE 33rd Ave         |
| Gustavo Bello        | gbello@Remodeling4you.com      | 4660 NE 33rd Ave.        |
| Alian Hidalgo        | Alian@HidalgoARCHITECTURAL.COM | 4660 NE 33rd Ave.        |
| Osvaldo Girona       | oswaldogirona@hotmail.com      | "                        |



*CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COVER LETTER*

*To: info@baeng.us*

*From: mwrap@daniabeachfl.gov*

*Date: 12/22/2016*

*Re: Whispering Oak (Ippolito Isle)*

*PZ#: SP-111-16 - 2<sup>nd</sup> Review*

*Dear Applicant:*

*Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, December 22<sup>nd</sup> will be at 11:00 AM.*

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

*Thank you.*

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





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

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

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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.

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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.

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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.

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- |               |                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) 10:00 A.M. | SP-37-03MOD A, FOREST VIEW RECREATION BLDG., SW 35 <sup>TH</sup> AVE., 2 <sup>ND</sup> REVIEW                                                   |
| 2) 10:30 A.M. | SP-100-16MOD, BRAHA, 225-226 E. DANIA BEACH BLVD., 2 <sup>ND</sup> REVIEW                                                                       |
| 3) 11:00 A.M. | SP-111-16, WHISPERING OAK (IPPOLITO), 7.25 AC PARCEL ON NW CORNER OF SW 48 <sup>TH</sup> ST. & SW 25 <sup>TH</sup> AVE., 2 <sup>ND</sup> REVIEW |
| 4) 11:30 A.M. | SP-113-16, ISGETTES RUNWAY, SW 29 <sup>TH</sup> TERR., 2 <sup>ND</sup> REVIEW                                                                   |
| 5) 12:00 P.M. | OT-120-16, DANIA POINTE RIGHT-OF-WAY, SW 18 <sup>TH</sup> CT., 1 <sup>ST</sup> REVIEW                                                           |
| 6) 12:30 P.M. | SP-122-16, DANIA POINTE BURGER KING, 1800 STIRLING RD., 1 <sup>ST</sup> REVIEW                                                                  |
| 7) 1:00 P.M.  | SP-125-16, CANAL GROVE, 4660 SW 33 <sup>RD</sup> AVE., 1 <sup>ST</sup> 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](mailto:cchurch@daniabeachfl.gov)  
Macee Wray at (954) 924-6805 x 3653 or [mwray@daniabeachfl.gov](mailto:mwray@daniabeachfl.gov)



SEE FILE COPY



CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
ROUTING SHEET

Routing Date: December 1, 2016

PZ Log No: SP-111-16

Project: IPPOLITO ISLE (WHISPERING  
OAKS) 2<sup>ND</sup> REVIEW

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 12/6/16



CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COST RECOVERY

Project: IPPOLITO ISLE (WHISPERING  
OAKS) 2<sup>ND</sup> REVIEW

PZ Log No: SP-111-16

Plan Reviewer: FLOOD

Please log your time spent on reviewing the plans.

Time spent: 1/2 HOUR

Overtime:                     

Rate per hour:                     

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

AMG  
566H

**Project Name:** IPPOLITO ISLE  
**PZ #:** SP-111-16 – 2ND REVIEW  
**ADDRESS:** SW 25 AVE - 504232570370  
**REVIEW COMPLETED BY:** Richard Benton, CFM

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**NOTES:**

- Flood Zone = AH 6; BFE = 6 NAVD; DFE = 7 NAVD

**Comments:**

1. None.

# Landscape Plan Review: Ippolito Isle

PZ Log Number: SP-111-16 Review Number: 1

Reviewer: Daniel Parobok Date: November 10, 2016



The following comments are based on a review of the plans dated November 2016, and submitted to the City on 11/3/16 for compliance with the City of Dania Beach Code of Ordinances:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.
2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.
3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.
4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.
5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latissiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com.
6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site is desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com.

## 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: December 1, 2016

PZ Log No: SP-111-16

Project: IPPOLITO ISLE (WHISPERING  
OAKS) 2<sup>ND</sup> REVIEW

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 ; C. TAFEL  
Department

12/16/16  
Date

315,941  $\phi$



CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COST RECOVERY

Project: IPPOLITO ISLE (WHISPERING  
OAKS) 2<sup>ND</sup> REVIEW

PZ Log No: SP-111-16

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 1.5

Overtime: \_\_\_\_\_

Rate per hour: \_\_\_\_\_

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



**BROWARD SHERIFF'S OFFICE**  
**Department of Fire Rescue & Emergency Services**  
**Fire Marshal's Office**  
**Dania Beach District**

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



## **SITE PLAN REVIEW COMMENTS**

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**Date:** 12/16/16      **Site Plan No.:** SP-111-16      **Time Required For Review:** 1.5 hrs

**Project:** Ippolito Isle (Whispering Oaks)      **Sq. Feet:** N/A

**Plan Reviewer:** S. Brown – Battalion Chief/Plans Examiner; C. Taffel – Fire Plans Examiner

---

☐ Approved As Submitted      ☐ Denied      ☐ Approved With Conditions

☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

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**Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.**

**Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.**

### **Tier 1 COMMENTS**

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
  - a. All turning radii (demonstrated) **The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.**
2. Water Supply Information as follows:
  - a. ~~All existing and proposed water main sizes~~ **NOTE: 8" minimum main size req.**  
**COMPLIED**
  - b. **Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.**

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

- a. Fire Hydrant Flow Test **STILL NEEDED**
- b. ~~Building Construction Type and Square Footage~~ **COMPLIED**
- c. ~~Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer~~  
**COMPLIED**
- d. ~~A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)~~ **COMPLIED**
- 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).~~ **COMPLIED**

**Tier 2 COMMENTS**

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. Additional Fire Department Access Information as follows:

- a. ~~A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces~~ **COMPLIED**

**Please provide a copy of the approved set of plans in .pdf format via email to [kennethsean\\_brown@sheriff.org](mailto:kennethsean_brown@sheriff.org) . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:**

**Attn. Chief Brown  
Fire Marshal's Office  
103 West Dania Beach Boulevard  
Dania Beach, FL 33004**

## **FIRE HYDRANT FLOW TEST REQUIREMENTS**

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5<sup>th</sup> Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

## **REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)**

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

## **Broward County Amendments to the Florida Fire Prevention Code**

### **Amendments Effective February 13, 2015**

#### **F-112 – Automatic Sprinklers Required**

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.





# CITY OF DANIA BEACH

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DEPARTMENT OF PUBLIC SERVICES

December 14, 2016

## Engineering Comments

Site Plan: SP-111-16 Ippolito Isle (Whispering Oaks) – Second Review

CEOR: Ballbe & Associates

1. Provide traffic study per attached guideline. Pending
2. Since access through SW 25<sup>th</sup> Avenue is limited, provide proposed traffic circulation plan between Griffin Road and the proposed site.
3. Show dimensions of proposed hammerhead turnaround and demonstrate how emergency vehicles and garbage trucks can maneuver.
4. 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.***

Whispering Oaks (Ippolito) Site Plan  
SW 25 Avenue  
Zoning designation = PRD-1  
FLU designation = Low (5) Residential  
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704  
2<sup>nd</sup> review

11-4-16

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. ~~APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50, provide the following required information:~~
  - ~~• (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.~~
  - ~~• (W) Type and location of mail receptacles.~~
  - ~~• (Y)(8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted.~~
  - ~~• (CC) Color site plan elevations and rendering for meeting presentation purposes.~~
3. **SCHOOLS:** Obtain a letter from Broward County School Board regarding school impact fees.
4. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. 2<sup>nd</sup> time requested.
5. **WATER:** Identify projected water demand for the project. See Public Services for further discussion.
6. ~~IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.~~
7. **SIGNS:** Provide copy of all signs for compliance review. 2<sup>nd</sup> time requested.
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. 2<sup>nd</sup> time requested.
9. **PARKING:**
  - **Per Section 265-40(I) dimensions of a 2 car garage is 20" X 20".** Revise floor plan for Model "B" & "C" accordingly. 2<sup>nd</sup> time requested.
  - ~~Per Section 265-50(D)(6) 2 parking spaces per dwelling unit with 2,000 s.f. or less. Identify parking required and provided per lot.~~
10. ~~Provide minimum bicycle parking requirements identified in Section 265-51.~~
11. ~~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 additional fees are incurred.~~
12. **Must provide latest revised set of plans on disk prior to going to public hearing.**
13. 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. 2<sup>nd</sup> time requested.
14. ~~Per Section 245-130 Impervious area cannot exceed 63% per lot. Identify required and provided for each lot.~~

15. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards. It appears the perimeter "buffer" of some type remains on the east side of lots, 21, 22, & 23. Delete or identify what this area is.
- ~~16. Per Section 205-10 each lot is limited to 40% coverage; 29 of the 36 proposed lots exceed this requirement. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.~~
- ~~17. Must provide photometric plan identifying light levels at perimeter of plat to ensure light level is not greater than .5 foot candles.~~
18. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
19. "Lot Calculations" table on Sheet SP-1:
- Identifies minimum yard setbacks as "TBD at site plan review". Delete this language as minimum requirements are identified in Section 205-10. Identify required and provided setbacks on site plan now. 2<sup>nd</sup> time requested.
  - Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'. 2<sup>nd</sup> time requested.
  - Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'. 2<sup>nd</sup> time requested.
  - Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings. 2<sup>nd</sup> time requested.
- Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2<sup>nd</sup> time requested.

**NOTES:**

- **Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**
- **IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.**
-



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DESIGN REVIEW COMMITTEE MEETING**  
**THURSDAY, NOVEMBER 17, 2016**

| NAME (Please Print)      | MAIL OR EMAIL                     | JOB NAME         |
|--------------------------|-----------------------------------|------------------|
| Jeff Hall                | JL.Hall@graybar.com               | DJP Airport West |
| Mark Sinsko              | msinsko@heglco.net                | DJP Airport West |
| Pamela Sanguino          | pamela.sanguino@stiles.com        | DJP Airport West |
| ROBERT MOTEKAWITZ        | DABOBOLINK@AOL.COM                | DJP AIRPORT WEST |
| RONNIE KENNEDY           | ronnied@danibeachfl.gov           | DANIA BEACH      |
| <del>Brett Dunckel</del> | <del>bdunckel@sho</del>           |                  |
| Brett Dunckel            | brett_dunckel@sheriff.org         | Bso Fire         |
| Sean Brown               | kennethsean_brown@sheriff.org     | Bso FIRE         |
| Corinne Lajore           | cori.acherch@ci.dania-beach.fl.us | City             |
| MICHAEL MCCOY            | mmccoy@metriceng.com              | CITY             |
| Eleanor Norena           | enorena@danibeachfl.gov           | Dania Beach      |
| Tony Valle               | TVALLE@SHORE.com                  | Ippolito Isle    |
| Daniel Lopez             | Danny@baeng.us                    | Ippolito Isle    |
| Carlos Ballbe            | CBallos@baeng.us                  | Ippolito Isle    |
| PETER GILLO              | LPEG@BELL SOUTH.NET               | T-595            |
| Jim Santiago             | JimSantiago@RCA                   | 1-595            |
| JAIME MAYO               |                                   | T-595            |
| Antonio A. Garcia        | agarcia@qatoherbert.com           | Liberty Park     |
| Pascal Lasry             | TUCOSMID@aol.com                  | Liberty Park     |
| John Lasry               | JLasry@AOL.com                    | Liberty Park     |
| Pascal Cohen             | Pascal.cohen@yahoo.com            | Liberty Park     |
|                          |                                   |                  |
|                          |                                   |                  |
|                          |                                   |                  |
|                          |                                   |                  |
|                          |                                   |                  |



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

**To: *info@baeng.us***

**From: *mwray@daniabeachfl.gov***

**Date: *11/17/2016***

**Re: *Ippolito Isle***

**PZ#: *SP-111-16 - 1<sup>st</sup> Review***

**Dear Applicant:**

*Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, November 17<sup>th</sup> will be at 10:30 AM.*

*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***

## Landscape Plan Review: Ippolito Isle

PZ Log Number: SP-111-16 Review Number: 1

Reviewer: Daniel Parobok Date: November 10, 2016



The following comments are based on a review of the plans dated November 2016, and submitted to the City on 11/3/16 for compliance with the City of Dania Beach Code of Ordinances:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.
2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.
3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.
4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.
5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com.
6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site is desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com.

### 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**



**BROWARD SHERIFF'S OFFICE**  
**Department of Fire Rescue & Emergency Services**  
**Fire Marshal's Office**  
**Dania Beach District**

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



## **SITE PLAN REVIEW COMMENTS**

---

**Date:** 11/8/16      **Site Plan No.:** SP-111-16      **Time Required For Review:** 1hr

**Project:** Ippolito Isle      **Sq. Feet:** N/A

**Plan Reviewer:** Brett Dunckel - Plans Examiner

---

☐ Approved As Submitted      ☐ Denied      ☐ Approved With Conditions

☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

---

**Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.**

**Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.**

### **Tier 1 COMMENTS**

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
  - a. All turning radii (demonstrated)
2. Water Supply Information as follows:
  - a. All existing and proposed water main sizes **NOTE: 8" minimum main size req.**
3. Proof of Water Supply & Fire Flow Demand as follows:
  - a. Fire Hydrant Flow Test
  - b. Building Construction Type and Square Footage

**THE FOLLOWING INFORMATION IS PROVIDED FOR EXPLANATORY PURPOSES ONLY. THE NOTES BELOW CONTAIN MORE SPECIFIC INFORMATION AS IT RELATES TO THE COMMENTS YOU MAY HAVE RECEIVED IN YOUR SITE PLAN REVIEW FROM THE FIRE MARSHAL'S OFFICE.**

## **FIRE DEPARTMENT ACCESS REQUIREMENTS**

### **ADDRESS IDENTIFICATION**

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]  
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. Numerals shall be not less than three inches in height for residential buildings, structures, or portions thereof, and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

### **GENERAL DRIVE AISLES WIDTH AND HEIGHT**

Drive aisles must be a minimum of 12 feet in width. [AHJ]

### **VERTICAL CLEARANCES FOR APPARATUS**

Vertical clearances of 14 ft. minimum are required by AHJ.

### **FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED**

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

### **WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS**

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

### **WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES**

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]



Any portion (furthest point) of any 1<sup>st</sup> Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

## **DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS**

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

## **BRIDGES**

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

## **LOAD LIMITS TO BE POSTED**

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

## **GRADE**

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2\*]

# **FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS**

## **HYDRANT DETAIL REQUIREMENTS**

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be “traffic type” to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

## **BLUE REFLECTIVE HYDRANT MARKERS**

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

## **IMPACT PROTECTION**

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

## **CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS**

- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

#### **BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)**

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

## **WATER SUPPLY REQUIREMENTS**

#### **PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS**

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

#### **POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.**

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

#### **DISTRIBUTION SYSTEMS TO BE LOOPED**

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

#### **FIRE SERVICE MAIN SIZE – 8"**

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

#### **SPRINKLER SYSTEM REQUIRED**

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

#### **FIRE HYDRANT FLOW TEST REQUIREMENTS**

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5<sup>th</sup> Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

**Project Name:** IPPOLITO ISLE  
**PZ #:** SP-111-16 - 1ST REVIEW  
**ADDRESS:** SW 25 AVE - 504232570370  
**REVIEW COMPLETED BY:** ELEANOR NORENA, CFM

---



**NOTES:**

- Flood Zone = AH; BFE = 6' NAVD; DFE = 7' NAVD

**Comments:**

1. Plans need to indicate proposed FFE
2. Please revise site plan to reflect current Flood Risk Information.

**Note: Mechanical, plumbing and electrical systems shall be at or above (DFE) Design Flood Elevation (Base Flood Elevation + 1 foot)**

11. Per Dania Beach Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Please show extent of offsite improvements in sufficient detail including but not limited to paving, grading and drainage.
12. 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.
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.

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

the site.

### **3. TRIP DISTRIBUTION**

- a. Prepare graphic showing project trip distribution percentages and assignment
- b. For developments that generate over 50 peak-hour trips, the City reserves the right to require a trip distribution determination.

### **4. SITE CIRCULATION AND PARKING**

### **5. SITE ACCESS AND SAFETY**

- a. Sight distance requirements and adequacy, required
- b. Level of service analysis, required
- c. Channelization warrants, if required
- d. Vehicle storage/queuing analysis, if required
- e. Traffic control warrants, if required
- f. Accident summary (only required for access to State and County Roads)

### **6. TRAFFIC VOLUMES**

- a. Future ADT and peak-hour with and without project traffic
- b. Annual background traffic growth factor and source

### **7. LEVELS OF SERVICE ANALYSIS**

Analysis shall be based on current edition of Transportation Research Board's Highway Capacity Manual and related software, or methods to be approved by City.

- a. Arterial/arterial intersections impacted by 50 or more peak-hour trips
- b. Existing and future conditions with and without project
- c. Other City-planned developments must be factored into the Level of Service (LOS) calculations
- d. Attach LOS calculation sheets
- e. Note any assumptions/variations to standard analysis default values and justification

### **8. MITIGATION RECOMMENDATIONS**

State recommended measures to mitigate project specific traffic impacts.

- a. Improvements to non-arterial streets fronting on the project
- b. Access improvements
- c. Other

### **9. REPORT REQUIREMENTS**

**City of Dania Beach**  
**TRAFFIC IMPACT ANALYSIS WORK SHEET**

**Name of Proposed Project:** \_\_\_\_\_

**Owner/Applicant:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street/Mailing Address

\_\_\_\_\_  
City State Zip

Telephone: \_\_\_\_\_

**Traffic Engineer who prepared the Traffic Impact Analysis:**

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Contact Name/Telephone

**1. PROJECT DESCRIPTION**

a. Street address (*if known*): \_\_\_\_\_

b. Location: \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(attach a vicinity map and site plan)

c. Specify existing land use: \_\_\_\_\_

d. Specify proposed type and size of development: \_\_\_\_\_

e. When will the project begin construction and when will it be completed? \_\_\_\_\_

f. Define proposed access locations: \_\_\_\_\_

c. Net New Project Trip Generation Table:

| ITE Land Use | Daily (ADT) | PM Peak-Hour Trips |     |
|--------------|-------------|--------------------|-----|
|              |             | IN                 | OUT |
|              |             |                    |     |

d. State assumptions and methodology for internal, link-diverted or passby trips: \_\_\_\_\_



**5. TRAFFIC VOLUMES**

a. Describe existing ADT and peak-hour counts, including turning movements, on street adjacent to and directly impacted by the project.

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b. Describe the estimated ADT and peak-hour counts, including turning movements, the year the project is fully open (with and without project traffic).

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c. Describe the estimated ADT and peak-hour counts, including turning movements, five years after the project has been fully open (with and without project traffic).

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d. State annual background traffic growth factor and source:

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**6. LEVEL OF SERVICE ANALYSIS**

Summarize Level of Service Analysis below and attach supporting LOS analysis documentation. Provide the following documentation for each arterial street or arterial intersection impacted by ten or more peak-hour trips. Other City-planned developments must also be factored into the LOS calculations.

**Existing LOS:**

Existing Condition: \_\_\_\_\_

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**Year of Opening LOS:**

With Project: \_\_\_\_\_

---

Ippolito Site Plan

11-4-16

SW 25 Avenue

Zoning designation = PRD-1

FLU designation = Low (5) Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1<sup>st</sup> review

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. **APPLICATION:** Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50, provide the following required information:
  - (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.
  - (W) Type and location of mail receptacles.
  - (Y)(8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted.
  - (CC) Color site plan elevations and rendering for meeting presentation purposes.

3. **SCHOOLS:** Obtain a letter from Broward County School Board regarding school impact fees.

**TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

4.

5. **WATER:** Identify projected water demand for the project.

6. **IMPACT FEES:** Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.

7. **SIGNS:** Provide copy of all signs for compliance review.

8. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

9. **PARKING:**

- Per Section 265-40(I) dimensions of a 2 car garage is 20' X 20'. Revise accordingly.
- Per Section 265-50(D)(6) 2 parking spaces per dwelling unit with 2,000 s.f. or less. Identify parking required and provided per lot.

10. Provide minimum bicycle parking requirements identified in Section 265-51.

11. **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 additional fees are incurred.

12. Must provide latest revised set of plans on disk prior to going to public hearing.

# Whispering Oaks

SW 25<sup>th</sup> Avenue  
Dania Beach, Florida

## TRAFFIC STUDY



prepared for:  
THB Isles, Inc.

**KBP** CONSULTING, INC.

December 2016

# Whispering Oaks

SW 25<sup>th</sup> Avenue

Dania Beach, Florida

## Traffic Study

December 2016

*Prepared for:*  
THB Isles, Inc.

*Prepared by:*  
KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
Phone: (954) 560-7103



---

Karl B. Peterson, P.E.  
Florida Registration Number 49897  
KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
CA # 29939

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## INTRODUCTION

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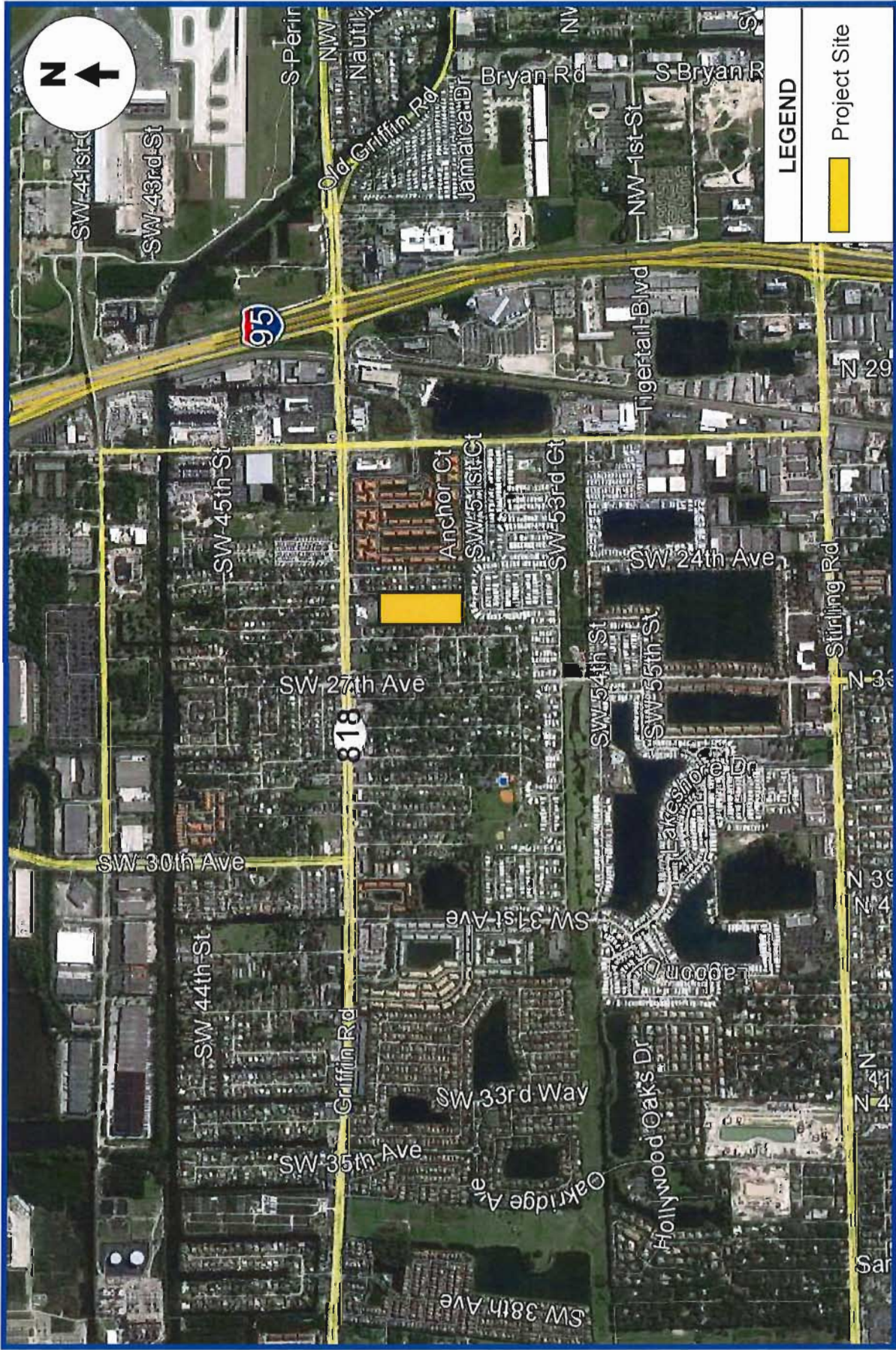
Whispering Oaks is a proposed residential community to be located on the west side of SW 25<sup>th</sup> Avenue, south of Griffin Road (State Road 818), and north of SW 49<sup>th</sup> Street / Volpe Terrace in Dania Beach, Broward County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by THB Isles, Inc. to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at the project driveway on SW 25<sup>th</sup> Avenue.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions





**FIGURE 1**  
Whispering Oaks  
Dania Beach, Florida

## Project Location Map

**KBP**  
CONSULTING, INC.

## INVENTORY

---

### **Existing Land Use and Access**

The subject site consists of a total area of approximately 7.253 acres and it is currently vacant. And, at the present time, there is no formal vehicular access to the site.

### **Proposed Land Use and Access**

The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25<sup>th</sup> Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one lane for residents and one lane for guests) and one (1) outbound lane. Appendix A contains the preliminary site plan for the proposed residential project.

### **Roadway System**

SW 25<sup>th</sup> Avenue is located along the east side of the project site. In this area, SW 25<sup>th</sup> Avenue is a two-lane local roadway oriented in the north-south direction. Griffin Road State Road 818 (SR 818) is located approximately 350 feet north of the subject site and is a state-maintained principal arterial roadway oriented in the east-west direction. Interstate 95 (I-95) is located approximately one-half (0.5) mile to the east and the Florida's Turnpike (SR 91) is located approximately two and one-half (2.5) miles to the west.



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## TRIP GENERATION

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A trip generation analysis has been conducted for the proposed development at this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9<sup>th</sup> Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding equations for the proposed development are as follows:

### **Single-Family Detached Housing – ITE Land Use #210**

- Weekday:  $\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.72$   
where  $T$  = number of trips and  $X$  = number of dwelling units
- AM Peak Hour:  $T = 0.70 (X) + 9.74$  (25% in / 75% out)
- PM Peak Hour:  $\text{Ln}(T) = 0.90 \text{Ln}(X) + 0.51$  (63% in / 37% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential community. The results of this effort are documented in Table 1 below.

| Table 1<br>Trip Generation Summary<br>Whispering Oaks - Dania Beach, Florida |       |                |                    |     |       |                    |     |       |
|------------------------------------------------------------------------------|-------|----------------|--------------------|-----|-------|--------------------|-----|-------|
| Land Use                                                                     | Size  | Daily<br>Trips | AM Peak Hour Trips |     |       | PM Peak Hour Trips |     |       |
|                                                                              |       |                | In                 | Out | Total | In                 | Out | Total |
| <i>Proposed</i><br>Single-Family Detached Housing                            | 36 DU | 410            | 9                  | 26  | 35    | 26                 | 16  | 42    |
| Total                                                                        |       | 410            | 9                  | 26  | 35    | 26                 | 16  | 42    |

*Compiled by: KBP Consulting, Inc. (December 2016).*

*Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).*

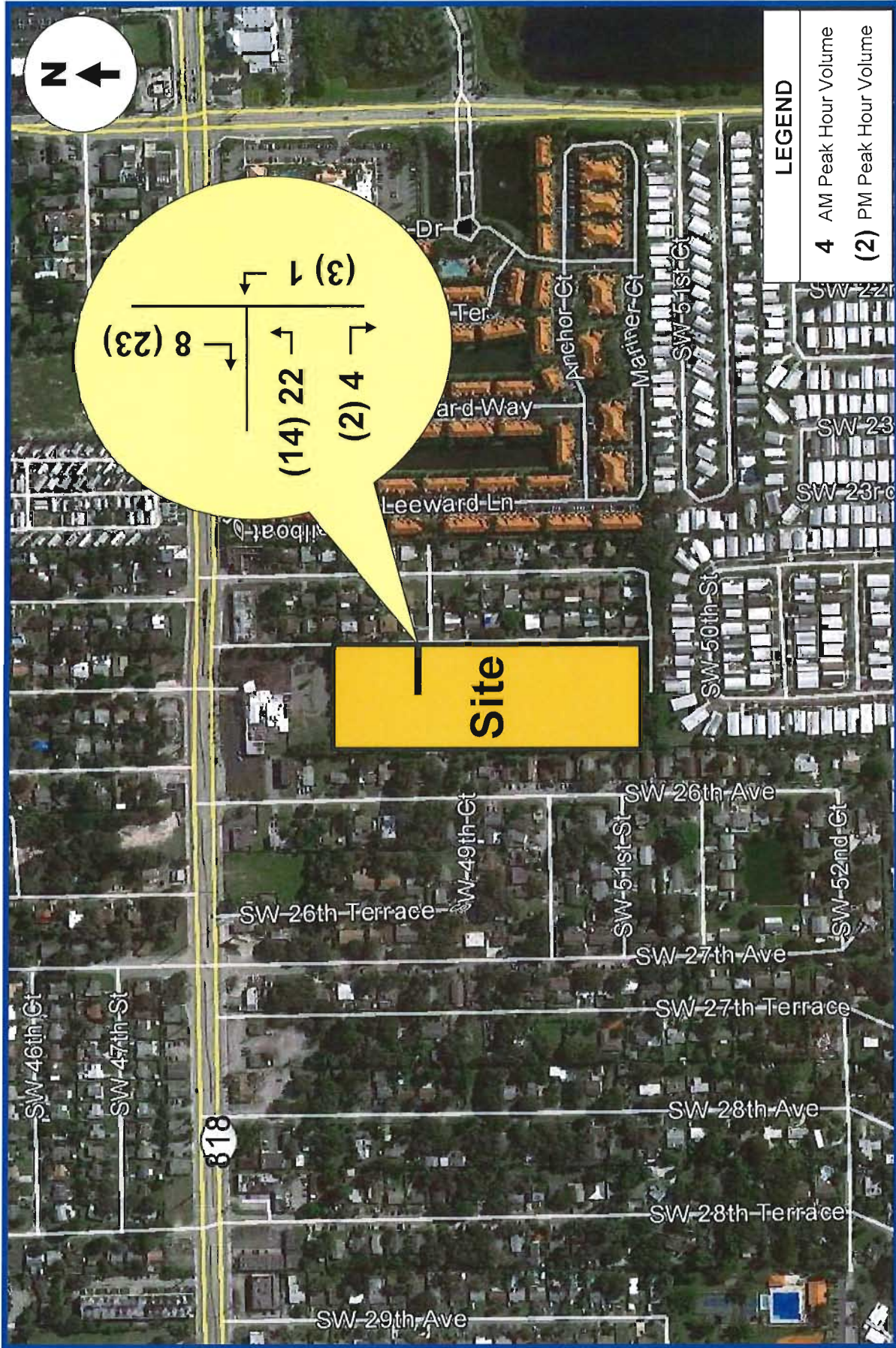
As indicated in Table 1 above, the proposed residential development is anticipated to generate 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

## **TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT**

---

The trip distribution and driveway assignment for the proposed Whispering Oaks project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The AM and PM peak hour traffic generated by the project was assigned to the project driveway and is summarized in Figure 2.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25<sup>th</sup> Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.



**FIGURE 2**  
Whispering Oaks  
Dania Beach, Florida

**Project Traffic Driveway Volumes**

## **SUMMARY & CONCLUSIONS**

---

Whispering Oaks is a proposed residential community to be located on the west side of SW 25<sup>th</sup> Avenue, south of Griffin Road (State Road 818), and north of SW 49<sup>th</sup> Street / Volpe Terrace in Dania Beach, Broward County, Florida. The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25<sup>th</sup> Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one for residents and one for guests) and one (1) outbound lane.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25<sup>th</sup> Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.

# **Appendix A**

**Whispering Oaks – Dania Beach**

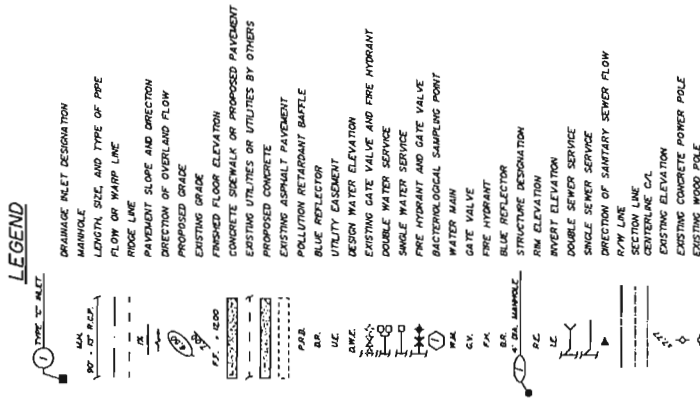
**Preliminary Site Plan**



# WHISPERING OAKS

THB ISLES, INC.

DANIA BEACH, BROWARD COUNTY, FLORIDA



PROJECT LOCATION  
LOCATION MAP  
SCALE: 1"=200'

| INDEX OF SHEETS:                          |             |           |
|-------------------------------------------|-------------|-----------|
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| CONCEPTUAL ENGINEERING - PLAN             |             | C-C2      |
| CONCEPTUAL ENGINEERING - TYPICAL SECTIONS |             | C3        |
| LANDSCAPE AREA USE - PLAN                 |             | LA-L2A    |
| LANDSCAPE PLAN                            |             | LA-L7     |
| ARCHITECTURAL PLAN                        |             | AO-A8     |
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| SURVEY                                    |             | 1 OF 1    |

**LEGAL DESCRIPTION:**  
TRACT 8, LESS THE NORTH .391 FEET THEREOF, AND INCLUDING THE SOUTH .8 FEET OF THE NORTH .391 FEET OF THE WEST 22.0 FEET OF TRACT 8, BLOCK 1, A SUBDIVISION OF LANDS OF THE STATE OF FLORIDA, BEING PART OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, RECORDED IN PLAT BOOK PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SUBJECT TO ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 10 FEET OF SAID TRACT 8.

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

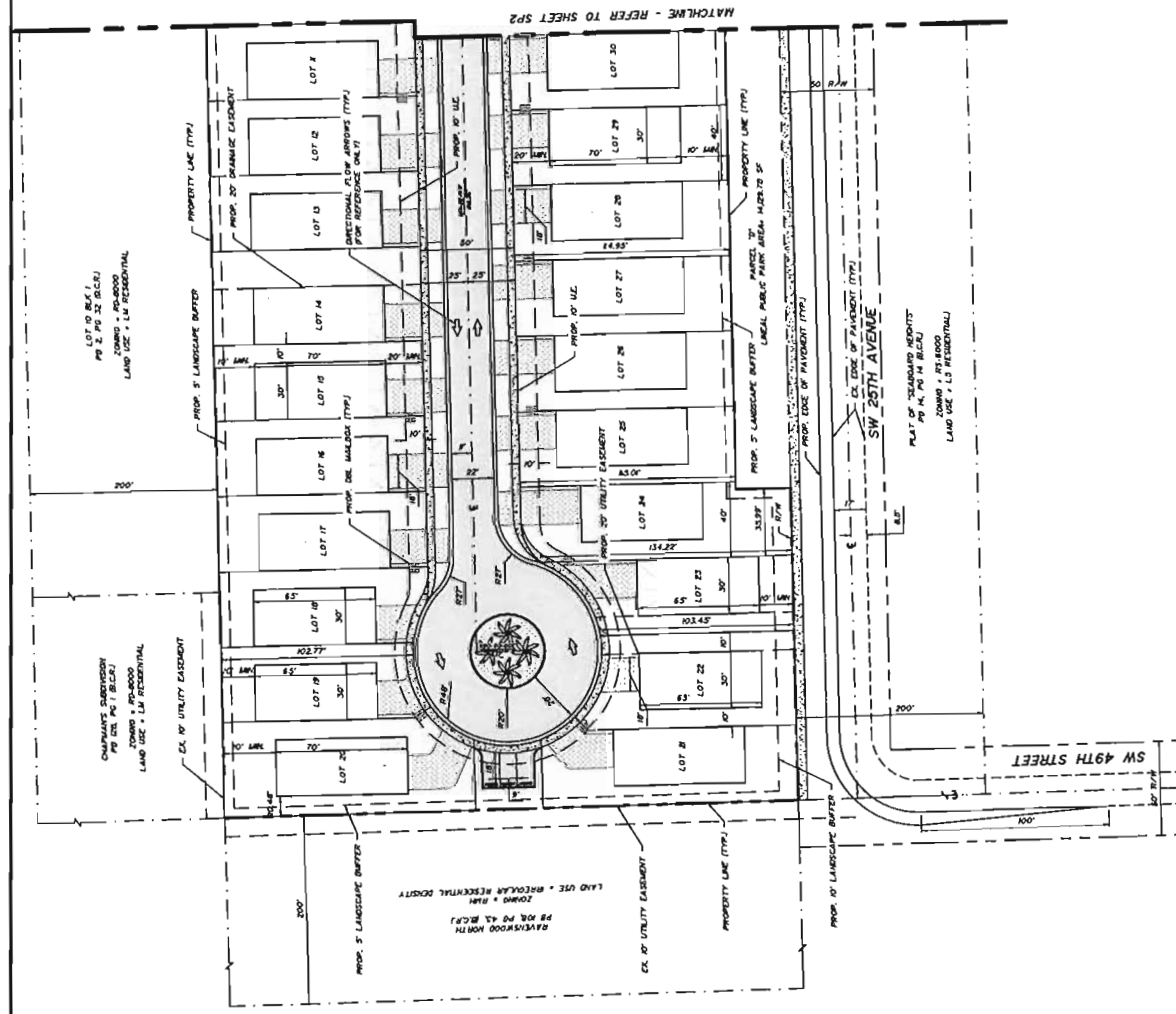
2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

## SITE PLAN

Always call us two full business days before you dig

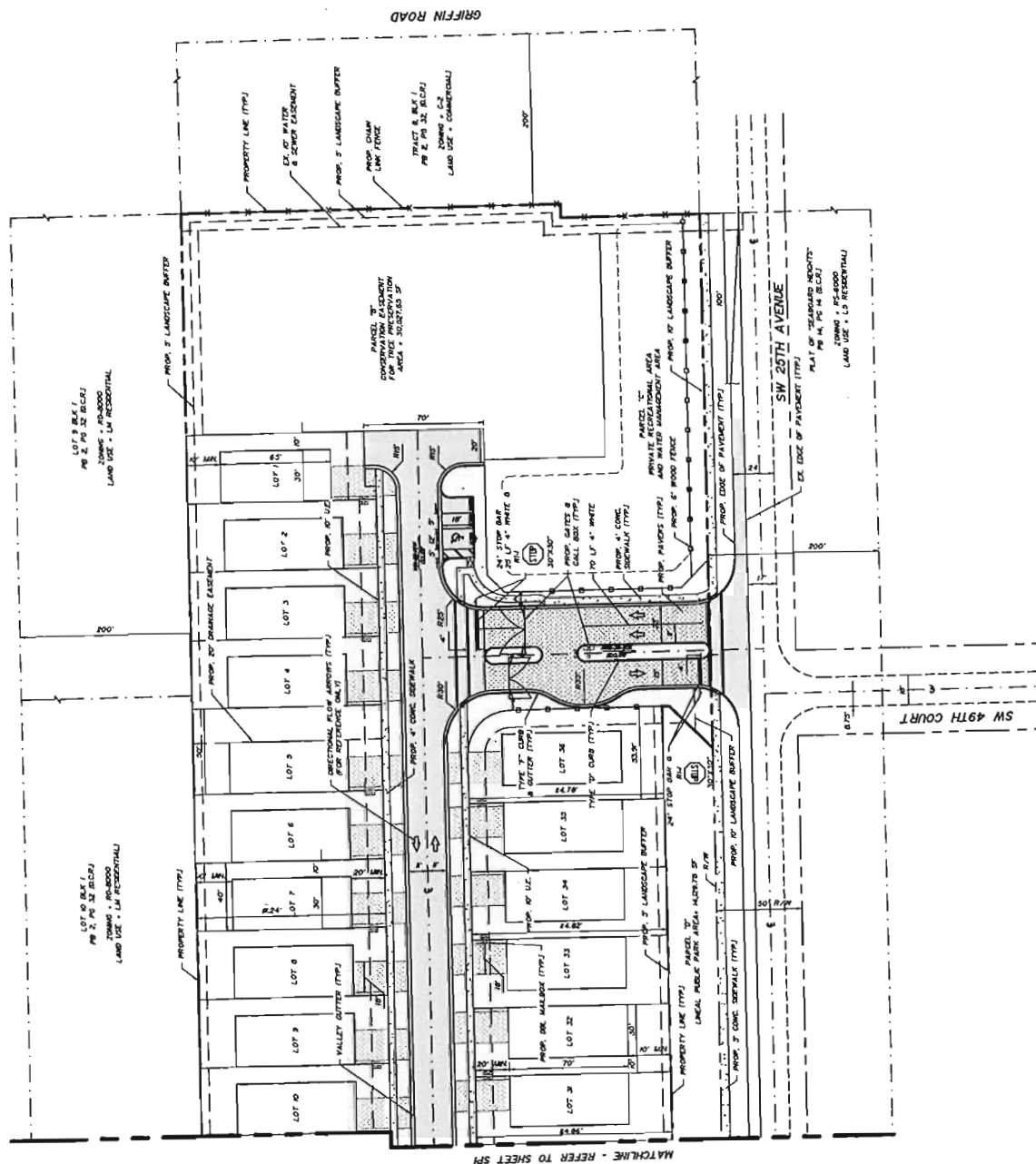
**Sunshine811.com**

|                                  |                  |                |        |
|----------------------------------|------------------|----------------|--------|
| Engineer of Record               | CARLOS J. BALLBÉ | Project Number | 201620 |
| Registered Professional Engineer | Date: 02/27/2016 | Sheet Number   | 1      |



| ZONING DATA             |                   |                               |         |  |  |  |
|-------------------------|-------------------|-------------------------------|---------|--|--|--|
| CUSTOMER NUMBER         | PROJECT NAME      | PROPOSED ZONE                 | PERMITS |  |  |  |
| ADJACENT PARCELS        |                   |                               |         |  |  |  |
| LOCATION PLAZA#         | ZONING            | LAND USE                      |         |  |  |  |
| NORTH                   | S-E               | COMMERCIAL                    |         |  |  |  |
| EAST                    | P1-6000           | R-2 RESIDENTIAL               |         |  |  |  |
| SOUTH                   | RM                | R-2 SINGLE-FAMILY RESIDENTIAL |         |  |  |  |
| WEST                    | RM-6000           | L-2 COMMERCIAL                |         |  |  |  |
| AREA CALCULATIONS       |                   |                               |         |  |  |  |
| ACRES                   |                   |                               |         |  |  |  |
| TOTAL BRUSH             | 7.93              |                               |         |  |  |  |
| TO NET A/C              | 8.97              |                               |         |  |  |  |
| PROPOSED DENSITY        |                   |                               |         |  |  |  |
| SPOTS                   | 5.0 UNITS PER AC. |                               |         |  |  |  |
| NET                     | 8.2 UNITS PER AC. |                               |         |  |  |  |
| DWELLING UNITS          | 36                |                               |         |  |  |  |
| VOLUME IN USE           |                   |                               |         |  |  |  |
| AVER. H.C./A.C.         | 37.24             | 0.867                         |         |  |  |  |
| COMMON FLOOR SPACE      |                   |                               |         |  |  |  |
| GROSS AREA              | 30,000            | 640                           |         |  |  |  |
| PERIMETER + PERIPHERIES |                   |                               |         |  |  |  |
| PERIMETER MCF/A         | 4.92              | 38.428                        |         |  |  |  |
| PERIMETER PER A/C       | 7.94              | 60.029                        |         |  |  |  |
| BUILDING HEIGHT         |                   |                               |         |  |  |  |
| REQUIRED                |                   |                               |         |  |  |  |
| STORIES                 | 2                 |                               |         |  |  |  |
| HIGHT                   | 27                |                               |         |  |  |  |
| PROPOSED                |                   |                               |         |  |  |  |
| STORIES                 | 2                 |                               |         |  |  |  |
| HIGHT                   | 27                |                               |         |  |  |  |
| PARKING CALCULATIONS    |                   |                               |         |  |  |  |
| REQUIRED                |                   |                               |         |  |  |  |
| SPACES                  | 60                |                               |         |  |  |  |
| PROVIDED                |                   |                               |         |  |  |  |
| SPACES                  | #                 |                               |         |  |  |  |
| TOTAL -                 |                   |                               |         |  |  |  |
| PROVIDED                |                   |                               |         |  |  |  |
| ACTUAL SPACES           | 77                |                               |         |  |  |  |
| MINIMUM SPACES          | 1                 |                               |         |  |  |  |
| TOTAL -                 | 78                |                               |         |  |  |  |

[illegible]

[illegible]





## COMMENT RESPONSE

---

Date: January 3, 2017

To: **City Dania Beach - Development Review Committee**

From: Daniel M. Lopez

Re: **Whispering Oaks (Ippolito Isle)**

Project No.: **201625**  
PZ#: **SP-111-16**

---

To whom it may concern:

Please find below our responses to the comments dated December 22, 2016 regarding the above referenced project:

### Site Plan Comments:

1. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.

Response: A SCAD Letter from Broward County School Board regarding school impact fees has been provided.

TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips.

Response: A traffic study identifying the estimated number of peak trips has been provided.

2. WATER: Identify projected water demand for the project.

Response: A water demand table has been provided on sheet SP-1. This comment was made twice despite the aforementioned table being provided in the prior submittal. This was brought up at the DRC Meeting on Thursday, December 22<sup>nd</sup> with Marc Laferrier and Anne-Christine Carrie who both agreed that the table provided satisfies the comment.

**ballbé & associates, inc.**

**broward** • 2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811



3. SIGNS: Provide copy of all signs for compliance review.

Response: Sheet EM-1 has been provided showing the location and specifications of the entry monument sign.

4. 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: Attached please find the Broward County Aviation Department approval letter dated January 6, 2017.

5. PARKING:

- Per Section 265-40(l) dimensions of a 2 car garage is 20' X 20'. Revise floor plan for Model "B" & "C" accordingly.

Response: The floor plan of Models "B" & "C" have been revised to show a 2 car garage large than 20' X 20'. Please refer to sheets A-4 and A-8.

6. Must provide latest revised set of plans on disk prior to going to public hearing.

Response: The latest revised set of plans have been provided on disk.

7. 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: Acknowledged.

8. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards.

Response: Proposed perimeter buffer has been removed from all sheets.

9. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.

Response: Acknowledged. Fee will be paid prior to issuance of a building permit.

10. "Lot Calculations" table on Sheet SP-1:

- Identifies minimum yard setbacks as "TBD at site plan review". Identify required and provides setbacks on site plan now.
- Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'.
- Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'.
- Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings.

Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: According to Sec. 105-220 (I) and 205-10, this project meets all criteria of a "Single-family cluster" option and as such, the setback requirements mentioned above do not apply to this site.

Please see the information below demonstrating the properties compliance:

- 59.45% Pervious Area (40% Min. Required)
- A Homeowners Association is being established to maintain the common areas without any charges being incurred to the city.
- Density = 4.96 dwelling units per acre (5 dwelling units/acre Max. allowable)
- Property is not within a CRA Boundary (City of Dania Beach 2016 Zoning Map)
- Property Area = 7.25 Acres (Min. 2 Acres per Sec. 205-10)
- Lot Areas = Min. Lot Area = 4,203 SF (Min. 2,500 SF per Sec. 205-10)

Please refer to sheet SP-1 for more information.

Additionally, this comment was discussed at the DRC meeting on Thursday, December 22<sup>nd</sup> with Marc Laferrier and Anne-Christine Carrie. The above referenced documents were provided as proof of compliance with the "Single-family cluster" definition and it was ultimately decided that our interpretation of the property is correct.

Sincerely,



**Ballbe and Associates, INC.**  
Daniel M. Lopez



**AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport**  
2200 SW 45<sup>th</sup> Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

January 6, 2017

**Marc LaFerrier, AICP**  
**Planning Director**  
**City of Dania Beach**  
**100 West Dania Beach Blvd**  
**Dania Beach, FL 33004**

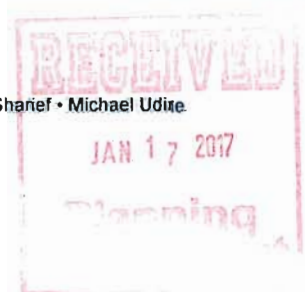
RE:       Whispering Oaks Residential Community  
          SW 25th Avenue & SW 49th Avenue Dania Beach FL 33312  
          Broward County Aviation Department (BCAD) Review

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Whispering Oaks Residential Community project located southwest of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. At this time, BCAD is granting conditional approval of the proposed development. The conditions of this approval are as follows:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>
- No building, structure or vegetation on the site may exceed 36.66 feet AMSL (7'-10" floor level + 28'-10" max height elevation of the two story house model) as shown on the architectural elevations, unless submitted to BCAD for additional review.

Broward County Board of County Commissioners  
Mark D. Bogen • Beam Furr • Steve Geller • Dale Y.C. Holness • Chip LaMarca • Nani H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org/www.fl.net](http://www.broward.org/www.fl.net)



- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD conditional approval of the proposed Whispering Oaks Residential Community Project, and is based on the Site Plan dated January 3 2017, prepared by Ballbe & Associates and Architectural Drawings, dated October 27<sup>th</sup> 2016, prepared by Pascual, Perez Kiliddjian & Associates. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.2291

Sincerely,



William Castillo, Planning Manager

cc: Michael P. Pacitto, P.G., Director Planning and Environmental





### ***Stellar Dania Comment Responses from City of Dania Beach***

#### Comments on Sheet L-1 through L-6:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.

Once the tree survey becomes available, a tree disposition plan and arborist report will be provided.

2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.

Note has been added to project.

3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.

The requirement of 20% of total VUA dedicated to landscaping has been added to the VUA calculations table.

4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.

Trees have been indicated on landscape plan to show which requirement they are fulfilling.

5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation.

Live oaks and gumbo limbos have been replaced with paradise trees and sycamore trees.

6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site if desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species.

Montgomery palms have been replaced with Sabal palms.

307 south 21 avenue  
hollywood, fl 33020  
p 954.923.9681 f 954.923.9689  
witkindesign.com

landscape architecture and planning

The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

PLAT

SBBC-456-2008

County Number: 071-MP-05 Municipality Number: TBD

Ippolito Isle

January 23, 2017



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

# PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

| PROJECT INFORMATION          |                     | NUMBER & TYPE OF<br>PROPOSED UNITS | OTHER<br>PROPOSED USES | STUDENT IMPACT |
|------------------------------|---------------------|------------------------------------|------------------------|----------------|
| Date:                        | January 23, 2017    | Single-Family: 36                  |                        | Elementary: 8  |
| Name:                        | Ippolito Isle       | Townhouse:                         |                        | Middle: 4      |
| SBBC Project Number:         | SBBC-456-2008       | Garden Apartments:                 |                        | High: 4        |
| County Project Number:       | 071-MP-05           | Mid-Rise:                          |                        | Total: 16      |
| Municipality Project Number: | TBD                 | High-Rise:                         |                        |                |
| Owner/Developer:             | Stellar Homes Group | Mobile Home:                       |                        |                |
| Jurisdiction:                | Dania Beach         | Total: 36                          |                        |                |

## SHORT RANGE - 5-YEAR IMPACT

| Currently Assigned Schools | Gross Capacity | LOS Capacity | Benchmark Enrollment | Over/Under LOS | Classroom Equivalent Needed to Meet LOS | % of Gross Capacity | Cumulative Reserved Seats |
|----------------------------|----------------|--------------|----------------------|----------------|-----------------------------------------|---------------------|---------------------------|
| Bethune, Mary M.           | 1,106          | 1,106        | 664                  | -442           | -24                                     | 60.0%               | 8                         |
| Attucks                    | 1,227          | 1,227        | 640                  | -587           | -26                                     | 52.2%               | 4                         |
| Hollywood Hills            | 2,691          | 2,691        | 1,921                | -770           | -30                                     | 71.4%               | 19                        |

| Currently Assigned Schools | Adjusted Benchmark | Over/Under LOS-Adj. Benchmark Enrollment | % Gross Cap. Adj. Benchmark | Projected Enrollment |       |       |       |       |
|----------------------------|--------------------|------------------------------------------|-----------------------------|----------------------|-------|-------|-------|-------|
|                            |                    |                                          |                             | 17/18                | 18/19 | 19/20 | 20/21 | 21/22 |
| Bethune, Mary M.           | 672                | -434                                     | 60.8%                       | 666                  | 657   | 647   | 638   | 628   |
| Attucks                    | 644                | -583                                     | 52.5%                       | 651                  | 655   | 661   | 667   | 673   |
| Hollywood Hills            | 1,940              | -751                                     | 72.1%                       | 1,888                | 1,825 | 1,830 | 1,840 | 1,821 |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtm>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.



## CHARTER SCHOOL INFORMATION

| Charter Schools within 2-mile radius | 2016-17 Contract<br>Permanent Capacity | 2016-17 Benchmark<br>Enrollment | Over/(Under) |       | Projected Enrollment |    |
|--------------------------------------|----------------------------------------|---------------------------------|--------------|-------|----------------------|----|
|                                      |                                        |                                 | 17/18        | 18/19 | 19/20                |    |
| New Life Charter Academy             | 550                                    | 98                              | -452         | 98    | 98                   | 98 |

## PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

| School(s)        | Description of Improvements                                                                              |
|------------------|----------------------------------------------------------------------------------------------------------|
| Bethune, Mary M. | There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school  |
| Attucks          | There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school  |
| Hollywood Hills  | There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school. |

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

## Comments

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The information provided indicates that the project is already approved for 36 (three or more bedroom) townhouse units, which generate 13 students (6 elementary school, 3 middle school, and 4 high school students). The application proposes to change this to 36 (four or more bedroom) single family units, which generates 16 (8 elementary, 4 middle and 4 high school) students, for a net increase of 3 students.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year includes Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools are projected to operate within the adopted LOS of 100% through the 2018/19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.</p> |
| <p>Additionally in the 2016/17 school year, the charter schools located within two miles of the project site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2016/17 year or 180 days, whichever is greater, for a maximum of 36 (three or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on August 20, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.</p> | <p>Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

SBBC-456-2008 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

1/23/17  
Date

  
Signature

Lisa Wight

Name

Planner

Title



Environmental Protection and Growth Management Department  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

e-COMMENTS for a  
Plat Note Amendment  
SBBC-456-2008



TO: Review Agencies

PLAT NAME: Ippolito Isle

PLAT NO.: 071-MP-05

COMMENT DUE DATE: January 6, 2017

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

Your comments should be e-mailed to Sue Carrano at: PDMDInfo@broward.org. Contact Sue for additional information at 954-357-6627. Your cooperation is greatly appreciated.

- ☐ NO OBJECTION TO THE PLAT AS SUBMITTED.
- ☐ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- ☒ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

LSA WRIGHT  
Print Name  
SBBC  
Agency  
754 321 2172  
Phone Number

COMMENTS:

## Lajoie, Corinne

---

**From:** Lunkins, Angel  
**Sent:** Monday, March 13, 2017 3:48 PM  
**To:** Lajoie, Corinne  
**Subject:** RE: Code Check

No violations or liens. Thank You

Whispering Oaks (Ippolito)

---

**From:** Lajoie, Corinne  
**Sent:** Friday, March 10, 2017 3:47 PM  
**To:** Lunkins, Angel  
**Subject:** Code Check

Can you please tell me if there are any violations of the property folios:

504232570370

-0380

-0390

-0400

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



January 17, 2017

Mrs. Corinne Lajoie, AICP, LEED GA  
Planning and Zoning Divison  
Department of Community Development  
**CITY OF DANIA BEACH**  
100 W Dania Beach Boulevard  
Dania Beach, FL 33004

Re: **WHISPERING OAKS (LARGE SCALE SITE PLAN)**  
Project Number: **201625**

Dear Mrs. Lajoie:

Pursuant to the City of Dania Beach site plan submittal requirements for Planning and Zoning approval, enclosed please find for your review and approval the following information for the above referenced project:

1. One (1) set of signed & sealed of the site plan package (24"x36").
2. One (1) set of signed & sealed of the site plan package (11"x17").
3. Response letter to all DRC comments with corresponding backup information.
4. Two (2) CD's containing the following information:
  - a. Site plan package (pdf files).
  - b. Site plan package (CAD files).
  - c. Response letter to all DRC comments with corresponding backup information.

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

**BALLBÉ & ASSOCIATES, INC.**

Carlos J. Ballbé, P.E., LEED® A.P.

FILE COPY





## COMMENT RESPONSE

---

Date: January 3, 2017  
To: **City of Dania Beach - Development Review Committee**  
From: Daniel M. Lopez  
Re: **Whispering Oaks (Ippolito Isle)**  
Project No.: **201625**  
PZ#: **SP-111-16**

---

To whom it may concern:

Please find below our responses to the comments dated December 22, 2016 regarding the above referenced project:

### Engineering Comments

1. Provide traffic study per attached guideline.

Response: A traffic study has been provided per attached guideline.

2. Since access through SW 25<sup>th</sup> Avenue is limited, provide proposed traffic circulation plan between Griffin Road and the proposed site.

Response: A traffic circulation plan has been provided. Please refer to sheet TC-1.

3. Show dimensions of proposed hammerhead turnaround and demonstrate how emergency vehicles and garbage trucks can maneuver.

Response: Dimensions of the proposed hammerhead turnaround are provided and an Auto-turn simulation is demonstrated on sheet TC-1.

**ballbé & associates, inc.**

**broward** • 2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811



4. 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: A drawing file in dwg format has been provided on a disk as part of the final submittal.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. Lopez', enclosed within a blue oval.

**Ballbe and Associates, INC.**

Daniel M. Lopez



# Whispering Oaks

SW 25<sup>th</sup> Avenue  
Dania Beach, Florida

## TRAFFIC STUDY

prepared for:  
**THB Isles, Inc.**

**KBP CONSULTING, INC.**

December 2016



FILED

# Whispering Oaks

SW 25<sup>th</sup> Avenue

Dania Beach, Florida

## Traffic Study

December 2016

*Prepared for:*  
THB Isles, Inc.

*Prepared by:*  
KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
Phone: (954) 560-7103



---

Karl B. Peterson, P.E.  
Florida Registration Number 49897  
KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
CA # 29939

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## INTRODUCTION

---

Whispering Oaks is a proposed residential community to be located on the west side of SW 25<sup>th</sup> Avenue, south of Griffin Road (State Road 818), and north of SW 49<sup>th</sup> Street / Volpe Terrace in Dania Beach, Broward County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by THB Isles, Inc. to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at the project driveway on SW 25<sup>th</sup> Avenue.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions



## INVENTORY

---

### **Existing Land Use and Access**

The subject site consists of a total area of approximately 7.253 acres and it is currently vacant. And, at the present time, there is no formal vehicular access to the site.

### **Proposed Land Use and Access**

The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25<sup>th</sup> Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one lane for residents and one lane for guests) and one (1) outbound lane. Appendix A contains the preliminary site plan for the proposed residential project.

### **Roadway System**

SW 25<sup>th</sup> Avenue is located along the east side of the project site. In this area, SW 25<sup>th</sup> Avenue is a two-lane local roadway oriented in the north-south direction. Griffin Road State Road 818 (SR 818) is located approximately 350 feet north of the subject site and is a state-maintained principal arterial roadway oriented in the east-west direction. Interstate 95 (I-95) is located approximately one-half (0.5) mile to the east and the Florida's Turnpike (SR 91) is located approximately two and one-half (2.5) miles to the west.



## TRIP GENERATION

A trip generation analysis has been conducted for the proposed development at this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9<sup>th</sup> Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding equations for the proposed development are as follows:

### **Single-Family Detached Housing – ITE Land Use #210**

- Weekday:  $\ln(T) = 0.92 \ln(X) + 2.72$   
where  $T$  = number of trips and  $X$  = number of dwelling units
- AM Peak Hour:  $T = 0.70 (X) + 9.74$  (25% in / 75% out)
- PM Peak Hour:  $\ln(T) = 0.90 \ln(X) + 0.51$  (63% in / 37% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential community. The results of this effort are documented in Table 1 below.

| <b>Table 1</b><br><b>Trip Generation Summary</b><br><b>Whispering Oaks - Dania Beach, Florida</b> |       |             |                    |           |           |                    |           |           |
|---------------------------------------------------------------------------------------------------|-------|-------------|--------------------|-----------|-----------|--------------------|-----------|-----------|
| Land Use                                                                                          | Size  | Daily Trips | AM Peak Hour Trips |           |           | PM Peak Hour Trips |           |           |
|                                                                                                   |       |             | In                 | Out       | Total     | In                 | Out       | Total     |
| <i>Proposed</i><br>Single-Family Detached Housing                                                 | 36 DU | 410         | 9                  | 26        | 35        | 26                 | 16        | 42        |
| <b>Total</b>                                                                                      |       | <b>410</b>  | <b>9</b>           | <b>26</b> | <b>35</b> | <b>26</b>          | <b>16</b> | <b>42</b> |

*Compiled by: KBP Consulting, Inc. (December 2016).*

*Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).*

As indicated in Table 1 above, the proposed residential development is anticipated to generate 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

## **TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT**

---

The trip distribution and driveway assignment for the proposed Whispering Oaks project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The AM and PM peak hour traffic generated by the project was assigned to the project driveway and is summarized in Figure 2.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25<sup>th</sup> Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.





## **SUMMARY & CONCLUSIONS**

---

Whispering Oaks is a proposed residential community to be located on the west side of SW 25<sup>th</sup> Avenue, south of Griffin Road (State Road 818), and north of SW 49<sup>th</sup> Street / Volpe Terrace in Dania Beach, Broward County, Florida. The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25<sup>th</sup> Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one for residents and one for guests) and one (1) outbound lane.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25<sup>th</sup> Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.

# **Appendix A**

**Whispering Oaks – Dania Beach**

**Preliminary Site Plan**

# WHISPERING OAKS

THB ISLES, INC.  
DANIA BEACH, BROWARD COUNTY, FLORIDA

## LEGEND

|     |                        |
|-----|------------------------|
| 1   | EXISTING LOT LINES     |
| 2   | EXISTING LOT AREA      |
| 3   | EXISTING LOT PERIMETER |
| 4   | EXISTING LOT CORNER    |
| 5   | EXISTING LOT CENTER    |
| 6   | EXISTING LOT AREA      |
| 7   | EXISTING LOT PERIMETER |
| 8   | EXISTING LOT CORNER    |
| 9   | EXISTING LOT CENTER    |
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| 99  | EXISTING LOT PERIMETER |
| 100 | EXISTING LOT CORNER    |



PROJECT LOCATION

LOCATION MAP  
SCALE: 1"=50'

## INDEX OF SHEETS:

|     |      |      |
|-----|------|------|
| 1   | 1.00 | 1.00 |
| 2   | 1.00 | 1.00 |
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| 99  | 1.00 | 1.00 |
| 100 | 1.00 | 1.00 |



2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-16343

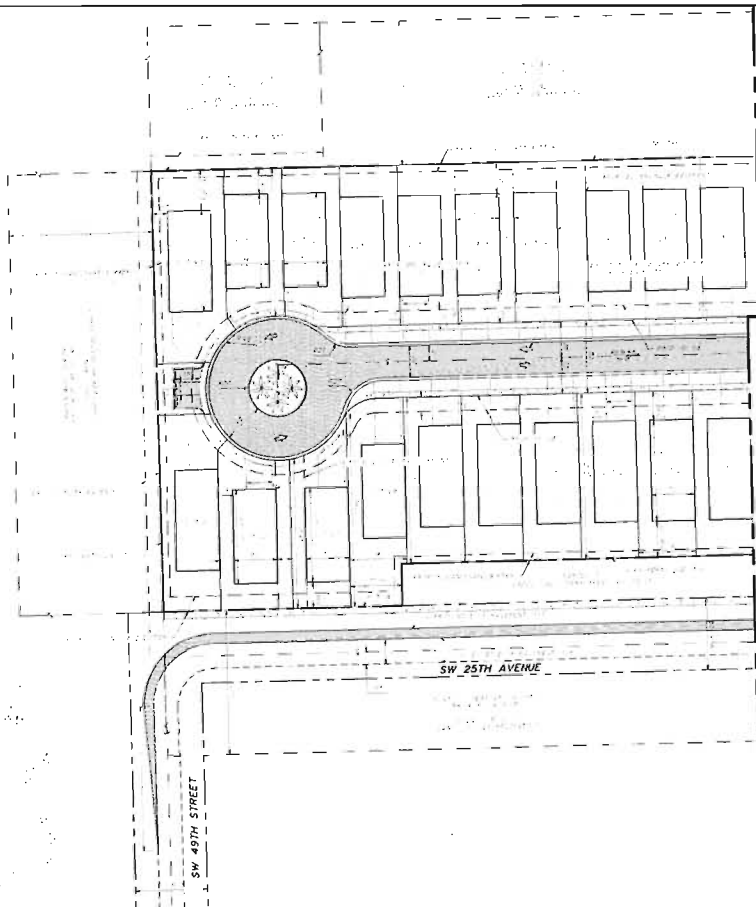
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ACCEL. EXPLANATION

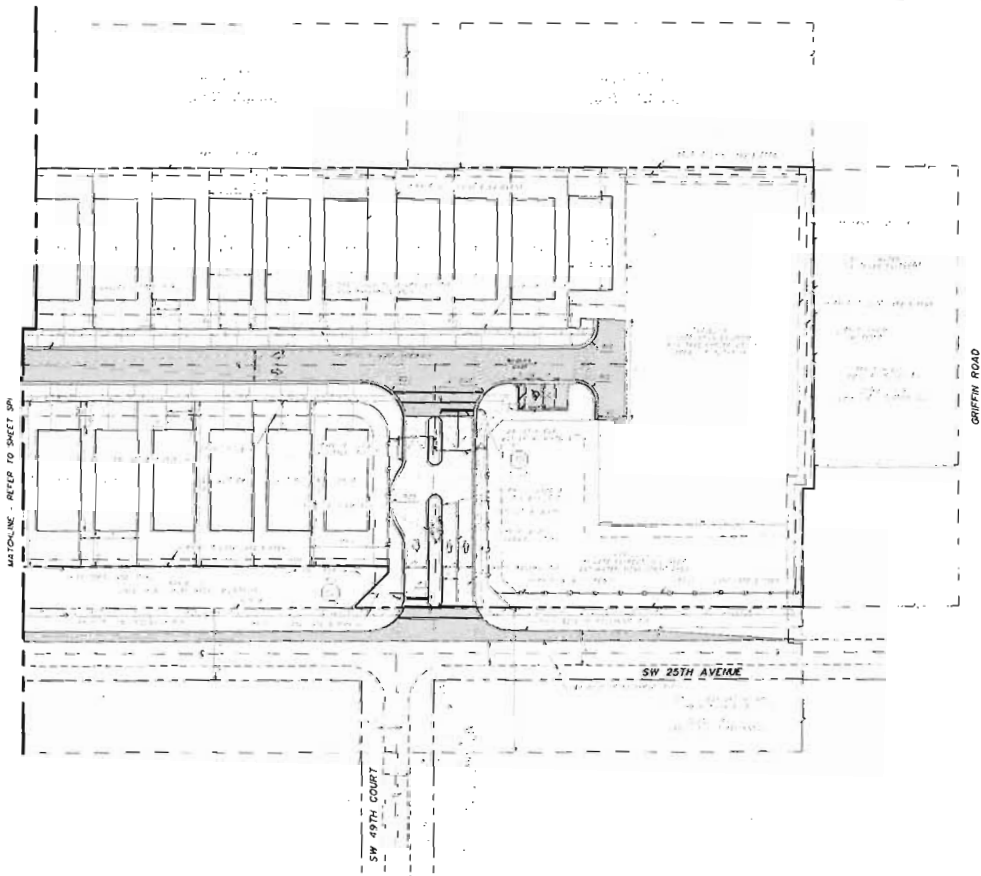


## SITE PLAN

|                          |       |
|--------------------------|-------|
| Engine of Record         | 20625 |
| Professional Seal Number | 20625 |
| Signature                |       |

[illegible]

|     |      |    |          |                                                                                      |      |                                                                                                                     |          |                                                                                                              |  |                                                                                                                |  |
|-----|------|----|----------|--------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|
|     |      |    |          |  |      | 1313 Northeast 26th Place<br>Fort Lauderdale, Florida 33304<br>Phone: (954) 411-7811<br>Authorization No. E21-16343 |          | Project Address: 1313 N.E. 26th St.<br>Date: 11/11/11<br>Project Engineer: [Signature]<br>Title: [Signature] |  | <b>SITE PLAN</b><br>Page Number: 20/25<br>Project Name: WHISPERING OAKS<br>11th 15th St., FDC<br>Scale: 1"=10' |  |
| NO. | DATE | BY | REVISION | NO.                                                                                  | DATE | BY                                                                                                                  | REVISION |                                                                                                              |  |                                                                                                                |  |



MATCHLINE - REFER TO SHEET SP-1

SW 49TH COURT

SW 25TH AVENUE

GRIFFIN ROAD

**BALLBEY ASSOCIATES**

2737 Northwest 10th Street  
Fort Lauderdale, FL 33309  
Phone: (954) 497-2541  
AutoCAD Release No. 13.0-24349

**SITE PLAN**  
**WHISPERING OAKS**  
THB ISLES, ETC.

Project No.  
**20675**  
Sheet No.  
**SP-2**





## COMMENT RESPONSE

---

Date: January 3, 2017

To: **City Dania Beach – Department of Fire Rescue & Emergency Services**

From: Daniel M. Lopez

Re: **Whispering Oaks (Ippolito Isle)**

Project No.: **201625**  
PZ#: **SP-111-16**

---

To whom it may concern:

Please find below our responses to the comments dated December 22, 2016 regarding the above referenced project:

### Department of Fire Rescue and Emergency Services Comments

1. Fire Department Access Information as follows:
  - a. All turning radii (demonstrated) **The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.**

Response: All turning radii have been demonstrated on sheets SP-1, SP-2, FA-1, & FA-2. Additionally, the inside radius of the turn-around circle at the south end of the project is now 38'. Please refer to sheet FA-1.

2. Water Supply Information as follows:
  - b. Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.

Response: An additional hydrant between the two proposed fire hydrants has been provided. Please refer to sheets WS-1, WS-2, FA-1, & FA-2.

**ballbé & associates, inc.**

**broward** • 2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811



FILE 0001

3. Proof of Water Supply & Fire Flow Demand as follows:
  - a. Fire Hydrant Flow Test **STILL NEEDED**

Response: A Fire Hydrant Flow Test has been provided.

4. Please provide a copy of the approved set of plans in .pdf format via email to [kennethsean\\_brown@sheriff.org](mailto:kennethsean_brown@sheriff.org). If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to: Attn. Chief Brown

Response: Plans have been provided in .pdf format on a CD-ROM.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. Lopez', enclosed within a blue oval.

**Ballbe and Associates, INC.**  
Daniel M. Lopez









| Item                 | Data                          |
|----------------------|-------------------------------|
| Data Type            | Retail Potable Water Hydrants |
| Facility ID          | PHR30839801                   |
| Anti-Terrorist Valve | Not Known                     |
| District             | PHRD3A                        |
| UAZ                  | 308                           |
| Location             | 2421 SW 49 Ct                 |
| Cross Street         | SW 25 Ave                     |
| City                 | Dania Beach                   |
| Zip Code             | 33312                         |
| State Plane Northing | 628,614                       |
| State Plane Easting  | 927,530                       |
| X/Y Source           | Record Drawing                |
| Year Installed       | 2006                          |
| Operational Status   | Operational                   |
| Comments             |                               |



SW 49 ST & SW 25 AVE  
BALLBE & ASSOCIATES  
DANIA WO- 780081

Approx. Scale: 1 inch = 150 feet



One Inch At Original Size

927578:628393

Data Date: 11-07-2016 at 09:08:20  
BCWWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 11N = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



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: 11/30/2016

WORK ORDER: 780081

CUSTOMER NAME: BALLBE & ASSOCIATES

PHONE # 954-491-7811 FAX#

LOCATION: 2737 NE 30 PL, Ft, Lauderdale FL, 33306

HYDRANT #1: PHR30839801      LOGGER SN# 341200

HYDRANT #2: PHR30840701      LOGGER SN# 341202

| HYDRANT # 1 | DATE       | TIME       | PRESSURE  |
|-------------|------------|------------|-----------|
| STATIC      | 11/30/2016 | 1:59:40 PM | 79.12 PSI |
| RESIDUAL    | 11/30/2016 | 2:06:20 PM | 75.39 PSI |

| HYDRANT # 2 | DATE       | TIME       |             |
|-------------|------------|------------|-------------|
| FLOW        | 11/30/2016 | 2:06:20 PM | 1,257.0 GPM |
| PRESSURE    | 11/30/2016 | 2:06:20 PM | 75.39 PSI   |

Flow calculated with a discharge coefficient of .90

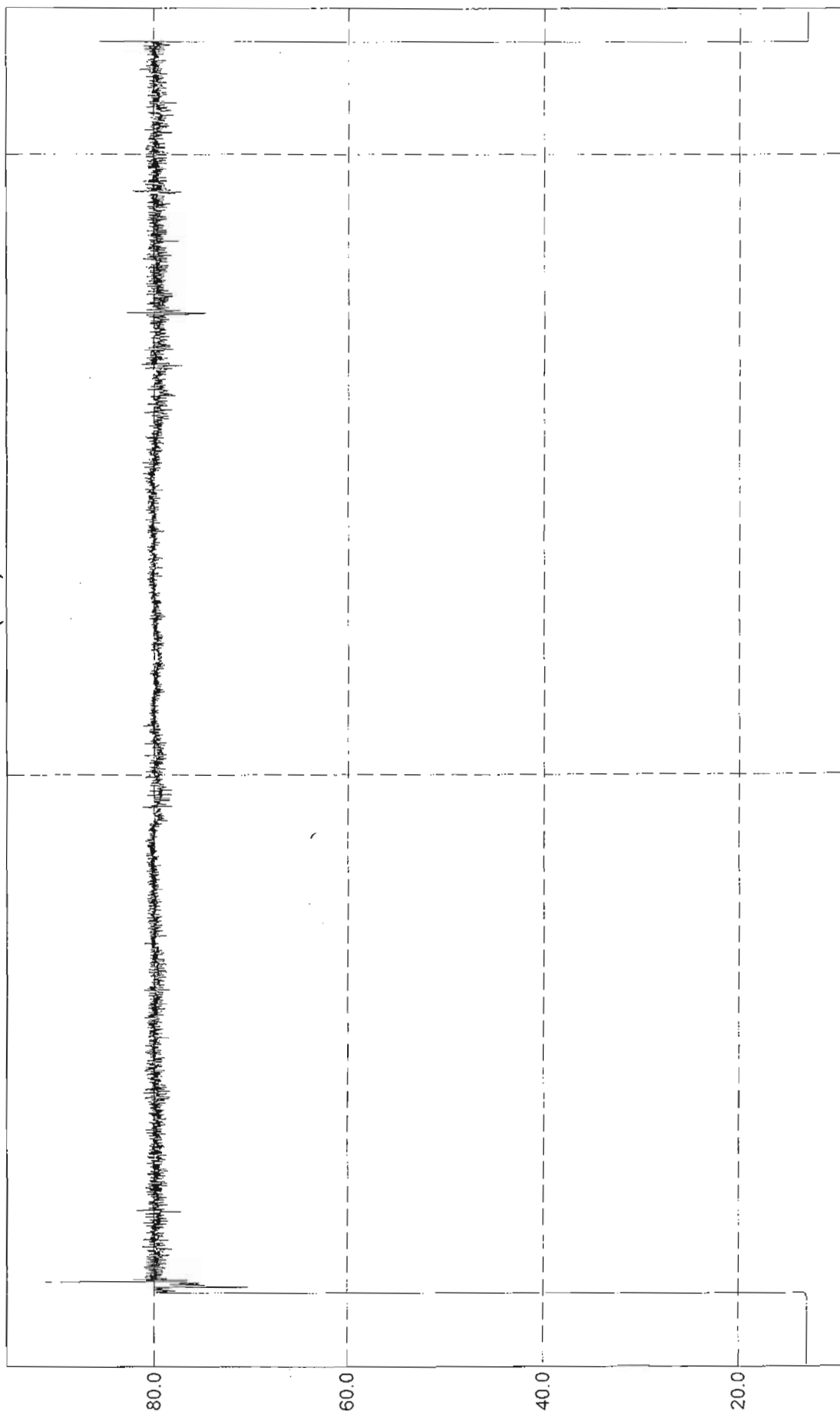
### EQUIPMENT USED:

TELOGER model HPR-31    SN# 341200

TELOGER model HPR-31    SN# 341202

POLLARD DIFFUSER 2.5 in

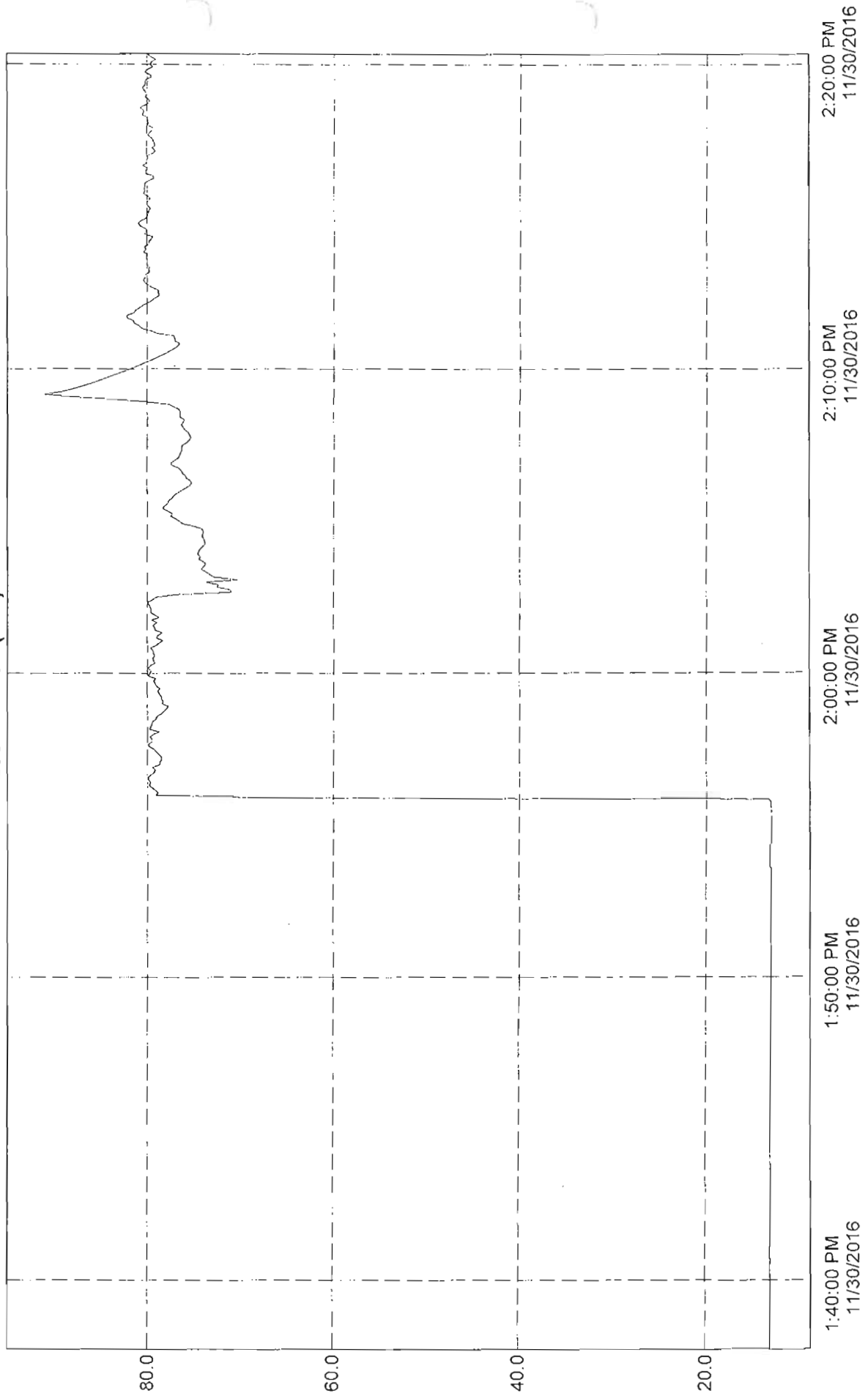
341200 Chnl 01 (PSI)



12:00:00 PM  
12/1/2016

12:00:00 AM  
12/1/2016

341200 Chnl 01 (PSI)



## Channel Plot 1:

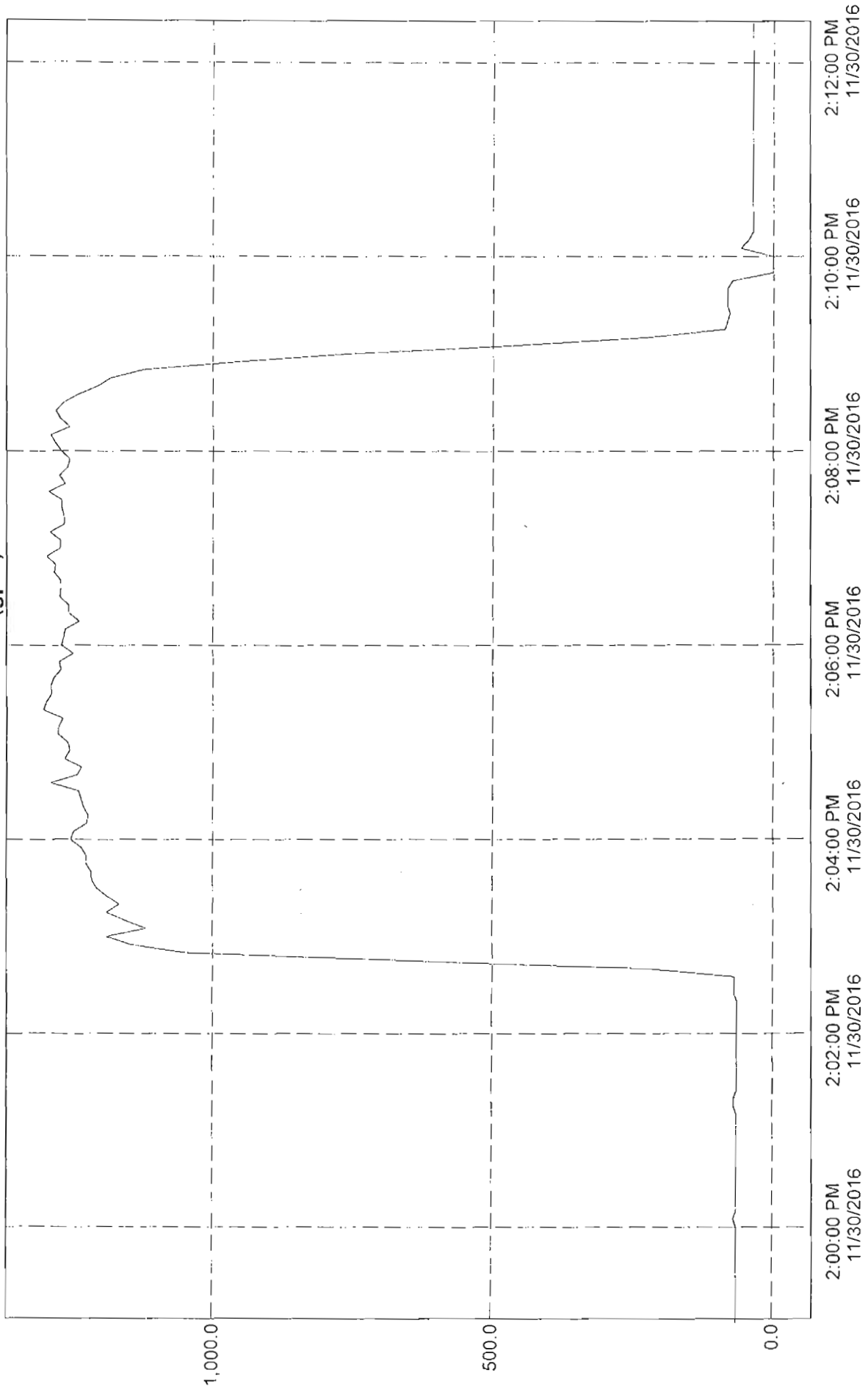
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|------|-----------------------|-----------------------|
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| 1031 | 11/30/2016 1:58:15 PM | 79.609                |
| 1032 | 11/30/2016 1:58:20 PM | 79.512                |
| 1033 | 11/30/2016 1:58:25 PM | 79.438                |
| 1034 | 11/30/2016 1:58:30 PM | 79.048                |
| 1035 | 11/30/2016 1:58:35 PM | 78.999                |
| 1036 | 11/30/2016 1:58:40 PM | 78.51                 |
| 1037 | 11/30/2016 1:58:45 PM | 78.217                |
| 1038 | 11/30/2016 1:58:50 PM | 77.973                |
| 1039 | 11/30/2016 1:58:55 PM | 77.778                |
| 1040 | 11/30/2016 1:59:00 PM | 78.462                |
| 1041 | 11/30/2016 1:59:05 PM | 78.315                |
| 1042 | 11/30/2016 1:59:10 PM | 78.535                |
| 1043 | 11/30/2016 1:59:15 PM | 78.535                |
| 1044 | 11/30/2016 1:59:20 PM | 78.755                |
| 1045 | 11/30/2016 1:59:25 PM | 78.901                |
| 1046 | 11/30/2016 1:59:30 PM | 78.632                |
| 1047 | 11/30/2016 1:59:35 PM | 79.072                |
| 1048 | 11/30/2016 1:59:40 PM | 79.121                |
| 1049 | 11/30/2016 1:59:45 PM | 79.341                |
| 1050 | 11/30/2016 1:59:50 PM | 79.096                |
| 1051 | 11/30/2016 1:59:55 PM | 79.927                |
| 1052 | 11/30/2016 2:00:00 PM | 79.707                |
| 1053 | 11/30/2016 2:00:05 PM | 79.609                |
| 1054 | 11/30/2016 2:00:10 PM | 79.902                |
| 1055 | 11/30/2016 2:00:15 PM | 79.683                |
| 1056 | 11/30/2016 2:00:20 PM | 79.219                |
| 1057 | 11/30/2016 2:00:25 PM | 79.316                |
| 1058 | 11/30/2016 2:00:30 PM | 79.438                |
| 1059 | 11/30/2016 2:00:35 PM | 79.17                 |
| 1060 | 11/30/2016 2:00:40 PM | 79.414                |
| 1061 | 11/30/2016 2:00:45 PM | 79.39                 |
| 1062 | 11/30/2016 2:00:50 PM | 79.683                |
| 1063 | 11/30/2016 2:00:55 PM | 79.048                |
| 1064 | 11/30/2016 2:01:00 PM | 78.73                 |
| 1065 | 11/30/2016 2:01:05 PM | 78.339                |
| 1066 | 11/30/2016 2:01:10 PM | 79.048                |



## Channel Plot 1:

|      | Time                  | 341200 Chnl 01<br>Avg |
|------|-----------------------|-----------------------|
| 1111 | 11/30/2016 2:04:55 PM | 76.166                |
| 1112 | 11/30/2016 2:05:00 PM | 76.581                |
| 1113 | 11/30/2016 2:05:05 PM | 76.972                |
| 1114 | 11/30/2016 2:05:10 PM | 77.509                |
| 1115 | 11/30/2016 2:05:15 PM | 77.314                |
| 1116 | 11/30/2016 2:05:20 PM | 77.851                |
| 1117 | 11/30/2016 2:05:25 PM | 78.364                |
| 1118 | 11/30/2016 2:05:30 PM | 78.217                |
| 1119 | 11/30/2016 2:05:35 PM | 77.802                |
| 1120 | 11/30/2016 2:05:40 PM | 77.802                |
| 1121 | 11/30/2016 2:05:45 PM | 77.387                |
| 1122 | 11/30/2016 2:05:50 PM | 77.241                |
| 1123 | 11/30/2016 2:05:55 PM | 76.825                |
| 1124 | 11/30/2016 2:06:00 PM | 76.361                |
| 1125 | 11/30/2016 2:06:05 PM | 75.922                |
| 1126 | 11/30/2016 2:06:10 PM | 75.458                |
| 1127 | 11/30/2016 2:06:15 PM | 75.238                |
| 1128 | 11/30/2016 2:06:20 PM | 75.385                |
| 1129 | 11/30/2016 2:06:25 PM | 75.849                |
| 1130 | 11/30/2016 2:06:30 PM | 75.922                |
| 1131 | 11/30/2016 2:06:35 PM | 76.239                |
| 1132 | 11/30/2016 2:06:40 PM | 76.41                 |
| 1133 | 11/30/2016 2:06:45 PM | 76.679                |
| 1134 | 11/30/2016 2:06:50 PM | 77.411                |
| 1135 | 11/30/2016 2:06:55 PM | 77.485                |
| 1136 | 11/30/2016 2:07:00 PM | 77.094                |
| 1137 | 11/30/2016 2:07:05 PM | 76.679                |
| 1138 | 11/30/2016 2:07:10 PM | 76.557                |
| 1139 | 11/30/2016 2:07:15 PM | 76.435                |
| 1140 | 11/30/2016 2:07:20 PM | 76.288                |
| 1141 | 11/30/2016 2:07:25 PM | 76.337                |
| 1142 | 11/30/2016 2:07:30 PM | 76.239                |
| 1143 | 11/30/2016 2:07:35 PM | 75.775                |
| 1144 | 11/30/2016 2:07:40 PM | 75.507                |
| 1145 | 11/30/2016 2:07:45 PM | 75.311                |
| 1146 | 11/30/2016 2:07:50 PM | 75.482                |
| 1147 | 11/30/2016 2:07:55 PM | 75.604                |

341202 Chnl 01 (gpm)





## Channel Plot 1:

|      | Time                  | 341202 Chnl 01 Flow<br>Rate | 341202 Chnl 01 Flow<br>Total |
|------|-----------------------|-----------------------------|------------------------------|
| 1093 | 11/30/2016 2:04:45 PM | 1,235.7                     | 7,278.9                      |
| 1094 | 11/30/2016 2:04:50 PM | 1,264.6                     | 7,384.3                      |
| 1095 | 11/30/2016 2:04:55 PM | 1,255.1                     | 7,488.9                      |
| 1096 | 11/30/2016 2:05:00 PM | 1,258.3                     | 7,593.7                      |
| 1097 | 11/30/2016 2:05:05 PM | 1,275.4                     | 7,700.0                      |
| 1098 | 11/30/2016 2:05:10 PM | 1,274.6                     | 7,806.3                      |
| 1099 | 11/30/2016 2:05:15 PM | 1,267.6                     | 7,911.9                      |
| 1100 | 11/30/2016 2:05:20 PM | 1,301.0                     | 8,020.3                      |
| 1101 | 11/30/2016 2:05:25 PM | 1,296.0                     | 8,128.3                      |
| 1102 | 11/30/2016 2:05:30 PM | 1,286.4                     | 8,235.5                      |
| 1103 | 11/30/2016 2:05:35 PM | 1,288.3                     | 8,342.9                      |
| 1104 | 11/30/2016 2:05:40 PM | 1,282.1                     | 8,449.7                      |
| 1105 | 11/30/2016 2:05:45 PM | 1,270.8                     | 8,555.6                      |
| 1106 | 11/30/2016 2:05:50 PM | 1,273.8                     | 8,661.8                      |
| 1107 | 11/30/2016 2:05:55 PM | 1,249.0                     | 8,765.9                      |
| 1108 | 11/30/2016 2:06:00 PM | 1,269.8                     | 8,871.7                      |
| 1109 | 11/30/2016 2:06:05 PM | 1,266.2                     | 8,977.2                      |
| 1110 | 11/30/2016 2:06:10 PM | 1,263.5                     | 9,082.5                      |
| 1111 | 11/30/2016 2:06:15 PM | 1,238.5                     | 9,185.7                      |
| 1112 | 11/30/2016 2:06:20 PM | 1,257.0                     | 9,290.4                      |
| 1113 | 11/30/2016 2:06:25 PM | 1,257.5                     | 9,395.2                      |
| 1114 | 11/30/2016 2:06:30 PM | 1,272.7                     | 9,501.3                      |
| 1115 | 11/30/2016 2:06:35 PM | 1,271.4                     | 9,607.2                      |
| 1116 | 11/30/2016 2:06:40 PM | 1,271.4                     | 9,713.2                      |
| 1117 | 11/30/2016 2:06:45 PM | 1,282.4                     | 9,820.1                      |
| 1118 | 11/30/2016 2:06:50 PM | 1,280.3                     | 9,926.7                      |
| 1119 | 11/30/2016 2:06:55 PM | 1,295.5                     | 10,034.7                     |
| 1120 | 11/30/2016 2:07:00 PM | 1,272.7                     | 10,140.8                     |
| 1121 | 11/30/2016 2:07:05 PM | 1,271.6                     | 10,246.7                     |
| 1122 | 11/30/2016 2:07:10 PM | 1,290.2                     | 10,354.2                     |
| 1123 | 11/30/2016 2:07:15 PM | 1,265.1                     | 10,459.7                     |
| 1124 | 11/30/2016 2:07:20 PM | 1,266.0                     | 10,565.2                     |
| 1125 | 11/30/2016 2:07:25 PM | 1,269.5                     | 10,671.0                     |
| 1126 | 11/30/2016 2:07:30 PM | 1,269.8                     | 10,776.8                     |
| 1127 | 11/30/2016 2:07:35 PM | 1,292.3                     | 10,884.5                     |
| 1128 | 11/30/2016 2:07:40 PM | 1,263.5                     | 10,989.8                     |
| 1129 | 11/30/2016 2:07:45 PM | 1,273.5                     | 11,095.9                     |
| 1130 | 11/30/2016 2:07:50 PM | 1,259.7                     | 11,200.9                     |



December 1, 2016

Department of Community Development  
**CITY OF DANIA BEACH – PLANNING AND ZONING DIVISION**  
100 W Dania Beach Boulevard  
Dania Beach, FL 33004

Re: **WHISPERING OAKS (LARGE SCALE SITE PLAN)**  
Project Number: **201113**

Dear Mrs. Luna:

Pursuant to City of Dania Beach site plan comments, enclosed please find, for your review and approval, the following information for the above referenced project:

- One (1) check in the amount of \$5,000.00, made payable to the City of Dania Beach.
- One (1) "Warranty Deed" for the property.
- Six (6) sets of signed & sealed 24"x26" Site Plan.
- Six (6) sets of signed & sealed 24"x26" Pre-development Calculations
- Six (6) sets of signed & sealed 24"x26" Post-development Calculations
- One (1) CD containing Site Plan files.
- Six (6) Fire Certification Letters signed and sealed
- One (1) Fire Water Supply Design Application
- Six (6) Fire Flow Demand Calculations Signed and sealed.
- Comment Responses for Site Plan

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

**BALLBÉ & ASSOCIATES, INC.**

Daniel M. Lopez

FILE COPY



## COMMENT RESPONSE

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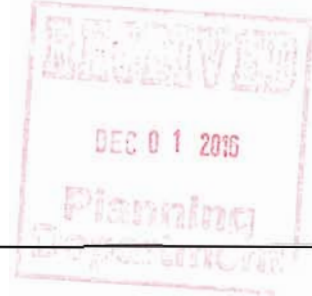
Date: November 30, 2016

To: **City Dania Beach Department of Fire Rescue and Emergency Services**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**



To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

### Department of Fire Rescue and Emergency Services Comments

1. Fire Department Access Information as follows:
  - a. All turning radii (demonstrated)

Response: All turning radii have been demonstrated. Please refer to sheets SP-1, SP-2, FA-1 and FA-2

2. Water Supply Information as follows:
  - a. All existing and proposed water main sizes NOTE: 8" minimum main size req.

Response: All water mains have been modified to 8" DIP. Please refer to sheets WS-1 and WS-2.

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).

**ballbé & associates, inc.**

**broward** • 2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811

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:

- a.) A Fire Hydrant Flow Test Application has been submitted to Leon Jackson at Broward County Water & Wastewater Services. The results were expected some time ago. We have been notified that the test results will be provided very shortly at which time we will provide them to you.
  - b.) The building construction type and square footage has been provided on the signed & sealed Fire Flow Demand Calculations.
  - c.) Signed & Sealed Fire Flow Demand Calculations have been provided.
  - d.) A completed Application for the Approval of the Fire Protection Water Supply Design, executed by all parties, has been provided.
4. Additional Fire Department Access Information as follows:
- a. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces.

Response: Notes identifying the design load for surface compaction of all non-paved roadways and paver brick surfaces has been provided on sheet PD-3.

Sincerely,



**Ballbe and Associates, INC.**  
Daniel M. Lopez



November 29, 2016

Fire Flow Calculations  
Whispering Oaks  
Dania Beach, Florida

Re: **Whispering Oaks**  
Project Number **201625**

FILE COPY



### **Fire Flow Calculations**

Pursuant to your request we have obtained the fire flow calculation for the above referenced project. The project includes the construction of 36 single family homes with the following characteristics:

- (14) Model "A" (single story Bldg.); fire flow area = 1,953 sq. ft.
- (11) Model "B" (two story Bldg.); fire flow area = 2,347 sq. ft.
- (11) Model "C" (two story Bldg.); fire flow area = 2,548 sq. ft.

We will use the highest fire flow area which is 2,548 sq. f.t. (see attached Model "C").

### **Building Construction Information:**

- Building Type: single family homes
- Occupancy classification (per FBC 2014): Residential group 3
- Type of Construction (per NFPA 220): III (200)

### **Fire Flow Requirement for Buildings:**

Per NFPA 1 (2012 edition) section 18.4.5.1.2 the minimum fire flow and flow duration for residential buildings that have a fire flow area over 79,801 sq. ft. cannot be less than the specified fire flow and flow duration from table 18.4.5.1.2

- Fire flow (gpm) required: 1,500 gpm
- Flow duration: 2 hours.

Note per NFPA 1 section 18.4.5.1.2.1, the fire flow shall be reduced by 50% when the building is provided with an approved automatic sprinkler system.

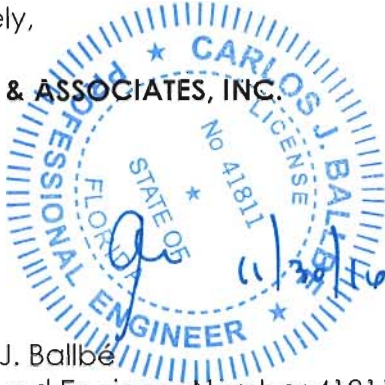
**ballbé & associates, inc.**

2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

**BALLBÉ & ASSOCIATES, INC.**



Carlos J. Ballbé  
Registered Engineer Number 41811  
State of Florida

**R-3.** Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*.

Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.

Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.

*Congregate living facilities* with 16 or fewer persons.

Adult care and child care facilities that are within a single-family home are permitted to comply with the *Florida Building Code, Residential*.

Table 4.1.1 Fire Resistance Ratings for Type I through Type V Construction (hr)

|                                                                 | Type I         |                | Type II        |                |                | Type III       |                | Type IV        | Type V         |                |
|-----------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                                                                 | 442            | 332            | 222            | 111            | 000            | 211            | 200            | 2HH            | 111            | 000            |
| <b>Exterior Bearing Walls<sup>a</sup></b>                       |                |                |                |                |                |                |                |                |                |                |
| Supporting more than one floor, columns, or other bearing walls | 4              | 3              | 2              | 1              | 0 <sup>b</sup> | 2              | 2              | 2              | 1              | 0 <sup>b</sup> |
| Supporting one floor only                                       | 4              | 3              | 2              | 1              | 0 <sup>b</sup> | 2              | 2              | 2              | 1              | 0 <sup>b</sup> |
| Supporting a roof only                                          | 4              | 3              | 1              | 1              | 0 <sup>b</sup> | 2              | 2              | 2              | 1              | 0 <sup>b</sup> |
| <b>Interior Bearing Walls</b>                                   |                |                |                |                |                |                |                |                |                |                |
| Supporting more than one floor, columns, or other bearing walls | 4              | 3              | 2              | 1              | 0              | 1              | 0              | 2              | 1              | 0              |
| Supporting one floor only                                       | 3              | 2              | 2              | 1              | 0              | 1              | 0              | 1              | 1              | 0              |
| Supporting roofs only                                           | 3              | 2              | 1              | 1              | 0              | 1              | 0              | 1              | 1              | 0              |
| <b>Columns</b>                                                  |                |                |                |                |                |                |                |                |                |                |
| Supporting more than one floor, columns, or other bearing walls | 4              | 3              | 2              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| Supporting one floor only                                       | 3              | 2              | 2              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| Supporting roofs only                                           | 3              | 2              | 1              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| <b>Beams, Girders, Trusses, and Arches</b>                      |                |                |                |                |                |                |                |                |                |                |
| Supporting more than one floor, columns, or other bearing walls | 4              | 3              | 2              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| Supporting one floor only                                       | 2              | 2              | 2              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| Supporting roofs only                                           | 2              | 2              | 1              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| <b>Floor-Ceiling Assemblies</b>                                 | 2              | 2              | 2              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| <b>Roof-Ceiling Assemblies</b>                                  | 2              | 1½             | 1              | 1              | 0              | 1              | 0              | H              | 1              | 0              |
| <b>Interior Nonbearing Walls</b>                                | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| <b>Exterior Nonbearing Walls<sup>c</sup></b>                    | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> | 0 <sup>b</sup> |

H: heavy timber members (see text for requirements).

<sup>a</sup>See NFPA 5000, 7.3.2.1.<sup>b</sup>See NFPA 5000, Section 7.3.<sup>c</sup>See 4.3.2.12, 4.4.2.3, and 4.5.6.8.

[5000: Table 7.2.1.1]

4.1.5.2 Where the term *limited-combustible* is used in this standard, it shall also include the term *noncombustible*.

[5000:7.1.4.1.2]

4.1.6 **Limited-Combustible Material.** A material shall be considered a limited-combustible material where both of the following conditions of 4.1.6.1 and 4.1.6.2, and the conditions of either 4.1.6.3 or 4.1.6.4 are met. [5000:7.1.4.2]

4.1.6.1 The material does not comply with the requirements for a noncombustible material, in accordance with 4.1.5. [5000:7.1.4.2(1)]

4.1.6.2 The material, in the form in which it is used, exhibits a potential heat value not exceeding 3500 Btu/lb (8141 kJ/kg), when tested in accordance with NFPA 259, *Standard Test Method for Potential Heat of Building Materials*. [5000:7.1.4.2(2)]

4.1.6.3 The material shall have a structural base of a noncombustible material with a surfacing not exceeding a thickness of ¼ in. (3.2 mm) where the surfacing exhibits a flame spread index not greater than 50 when tested in accordance with ASTM E 84, *Standard Test Method for Surface Burning Characteristics of Building Materials*, or ANSI/UL 723, *Standard for Test for Surface Burning Characteristics of Building Materials*. [5000:7.1.4.2.1]

4.1.6.4 The material shall be composed of materials that, in the form and thickness used, neither exhibit a flame spread index greater than 25 nor evidence of continued progressive combustion when tested in accordance with ASTM E 84, *Standard Test Method for Surface Burning Characteristics of Building Materials*, or ANSI/UL 723, *Standard for Test for Surface Burning Characteristics of Building Materials*, and are of such composition that all surfaces that would be exposed by cutting through



Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

| Fire Flow Area ft <sup>2</sup> (× 0.0929 for m <sup>2</sup> ) |                      |                      |                       |                     | Fire Flow gpm <sup>†</sup><br>(× 3.785 for<br>L/min) | Flow Duration<br>(hours) |
|---------------------------------------------------------------|----------------------|----------------------|-----------------------|---------------------|------------------------------------------------------|--------------------------|
| I(443), I(332),<br>II(222)*                                   | II(111), III(211)*   | IV(2HH),<br>V(111)*  | II(000),<br>III(200)* | V(000)*             |                                                      |                          |
| 0-22,700                                                      | 0-12,700             | 0-8200               | 0-5900                | 0-3600              | 1500                                                 | 2                        |
| 22,701-30,200                                                 | 12,701-17,000        | 8201-10,900          | 5901-7900             | 3601-4800           | 1750                                                 |                          |
| 30,201-38,700                                                 | 17,001-21,800        | 10,901-12,900        | 7901-9800             | 4801-6200           | 2000                                                 |                          |
| 38,701-48,300                                                 | 21,801-24,200        | 12,901-17,400        | 9801-12,600           | 6201-7700           | 2250                                                 |                          |
| 48,301-59,000                                                 | 24,201-33,200        | 17,401-21,300        | 12,601-15,400         | 7701-9400           | 2500                                                 |                          |
| 59,001-70,900                                                 | 33,201-39,700        | 21,301-25,500        | 15,401-18,400         | 9401-11,300         | 2750                                                 | 3                        |
| 70,901-83,700                                                 | 39,701-47,100        | 25,501-30,100        | 18,401-21,800         | 11,301-13,400       | 3000                                                 |                          |
| 83,701-97,700                                                 | 47,101-54,900        | 30,101-35,200        | 21,801-25,900         | 13,401-15,600       | 3250                                                 |                          |
| 97,701-112,700                                                | 54,901-63,400        | 35,201-40,600        | 25,901-29,300         | 15,601-18,000       | 3500                                                 |                          |
| 112,701-128,700                                               | 63,401-72,400        | 40,601-46,400        | 29,301-33,500         | 18,001-20,600       | 3750                                                 |                          |
| 128,701-145,900                                               | 72,401-82,100        | 46,401-52,500        | 33,501-37,900         | 20,601-23,300       | 4000                                                 | 4                        |
| 145,901-164,200                                               | 82,101-92,400        | 52,501-59,100        | 37,901-42,700         | 23,301-26,300       | 4250                                                 |                          |
| 164,201-183,400                                               | 92,401-103,100       | 59,101-66,000        | 42,701-47,700         | 26,301-29,300       | 4500                                                 |                          |
| 183,401-203,700                                               | 103,101-114,600      | 66,001-73,300        | 47,701-53,000         | 29,301-32,600       | 4750                                                 |                          |
| 203,701-225,200                                               | 114,601-126,700      | 73,301-81,100        | 53,001-58,600         | 32,601-36,000       | 5000                                                 |                          |
| 225,201-247,700                                               | 126,701-139,400      | 81,101-89,200        | 58,601-65,400         | 36,001-39,600       | 5250                                                 |                          |
| 247,701-271,200                                               | 139,401-152,600      | 89,201-97,700        | 65,401-70,600         | 39,601-43,400       | 5500                                                 |                          |
| 271,201-295,900                                               | 152,601-166,500      | 97,701-106,500       | 70,601-77,000         | 43,401-47,400       | 5750                                                 |                          |
| Greater than 295,900                                          | Greater than 166,500 | 106,501-115,800      | 77,001-83,700         | 47,401-51,500       | 6000                                                 |                          |
|                                                               |                      | 115,801-125,500      | 83,701-90,600         | 51,501-55,700       | 6250                                                 |                          |
|                                                               |                      | 125,501-135,500      | 90,601-97,900         | 55,701-60,200       | 6500                                                 |                          |
|                                                               |                      | 135,501-145,800      | 97,901-106,800        | 60,201-64,800       | 6750                                                 |                          |
|                                                               |                      | 145,801-156,700      | 106,801-113,200       | 64,801-69,600       | 7000                                                 |                          |
|                                                               |                      | 156,701-167,900      | 113,201-121,300       | 69,601-74,600       | 7250                                                 |                          |
|                                                               |                      | 167,901-179,400      | 121,301-129,600       | 74,601-79,800       | 7500                                                 |                          |
|                                                               |                      | 179,401-191,400      | 129,601-138,300       | 79,801-85,100       | 7750                                                 |                          |
|                                                               |                      | Greater than 191,400 | Greater than 138,300  | Greater than 85,100 | 8000                                                 |                          |

\*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

cargo space covered and maintained tight enough to ensure against ignition from external fire sources and the scattering of burning and combustible debris that can come in contact with ignition sources.

19.1.8.2 Transporting burning waste or refuse shall be prohibited.

19.1.8.3 Trucks or automobiles, other than mechanical handling equipment and approved industrial trucks as listed in NFPA 505, *Fire Safety Standard for Powered Industrial Trucks Including Type Designations, Areas of Use, Conversions, Maintenance,*

*and Operations*, shall not enter any fiber storage room or building but shall be permitted to be used at loading platforms.

## 19.2 Combustible Waste and Refuse.

### 19.2.1 Rubbish Containers.

19.2.1.1 General. Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft<sup>3</sup> (1.15 m<sup>3</sup>) capacity.

19.2.1.1.1 Containers exceeding a capacity of 5½ ft<sup>3</sup> [40 gal (0.15 m<sup>3</sup>)] shall be provided with lids.

## AREA CALCULATIONS: MODEL A

|               |                   |
|---------------|-------------------|
| A/C 1st FLOOR | 1,682 SQUARE FEET |
|---------------|-------------------|

|               |                |
|---------------|----------------|
| COVERED ENTRY | 34 SQUARE FEET |
|---------------|----------------|

|        |                 |
|--------|-----------------|
| GARAGE | 237 SQUARE FEET |
|--------|-----------------|

|       |                   |
|-------|-------------------|
| TOTAL | 1,953 SQUARE FEET |
|-------|-------------------|

## AREA CALCULATIONS: MODEL B

|                       |                   |
|-----------------------|-------------------|
| A/C 1st FLOOR         | 940 SQUARE FEET   |
| A/C 2nd FLOOR         | 930 SQUARE FEET   |
| TOTAL A/C             | 1,870 SQUARE FEET |
| COVERED ENTRY         | 50 SQUARE FEET    |
| GARAGE                | 427 SQUARE FEET   |
| TOTAL                 | 2,347 SQUARE FEET |
| OPTIONAL COV. TERRACE | 130 SQUARE FEET   |

## AREA CALCULATIONS: MODEL C

|                       |                   |
|-----------------------|-------------------|
| A/C 1st FLOOR         | 852 SQUARE FEET   |
| A/C 2nd FLOOR         | 1,222 SQUARE FEET |
| TOTAL A/C             | 2,074 SQUARE FEET |
| COVERED ENTRY         | 45 SQUARE FEET    |
| GARAGE                | 429 SQUARE FEET   |
| TOTAL                 | 2,548 SQUARE FEET |
| OPTIONAL COV. TERRACE | 120 SQUARE FEET   |
| OPTIONAL BALCONY      | 45 SQUARE FEET    |



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: November 21, 2016

Site Plan Application #: SP-111-16

Name of Project/Development: Whispering Oaks

Address of Project/Development: 7.25 Ac. parcel on NW corner of SW 49th St & SW 25th Ave

Owner/Agent: THB Isles Inc.

Design Professional of Record: Carlos J. Ballbé

Water Purveyor: Broward County Water & Wastewater Services

Water Purveyor Address: 2555 W Copans Road, 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 (200) in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,500 gallons per minute. ( In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

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

Signature - Owner/Agent/Occupant

Date

Signature - Design Professional of Record

Date



## COMMENT RESPONSE

---

Date: November 30, 2016  
To: **City Dania Beach Development Review Committee**  
From: Daniel M. Lopez  
Re: **Whispering Oaks**  
Project No.: **201625**

---

To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

### Floodplain Comments

1. Plans need to indicate proposed FFE.

Response: FFE has been indicated on plans. Please refer to sheets SP-1 and SP-2.

2. Please revise site plan to reflect current Flood Risk Information.

Response: Flood Risk Information has been provided on sheet SP-1 in the "Flood Zone Data" section.

Sincerely,

**Ballbe and Associates, INC.**  
Daniel M. Lopez

FILE COPY





# PRE-DEVELOPMENT SURFACE WATER MANAGEMENT AND DRAINAGE CALCULATIONS

PROJECT NAME:

## WHISPERING OAKS

City of Dania Beach, Broward County, Florida

PROJECT NUMBER:

**201625**

PREPARED FOR:

THB ISLES, INC.

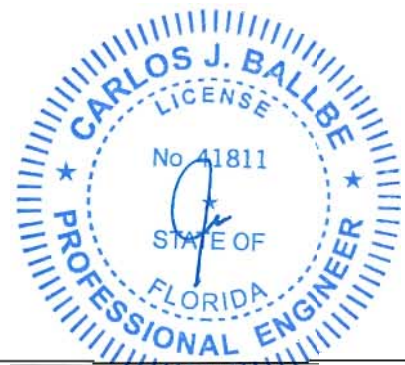
231 Ninth Street South  
Naples, FL 33940  
Office: 954.671.1400

PREPARED BY:



2737 NE 30th Place  
Fort Lauderdale, Florida 33306  
(954) 491-7811

December 1, 2016



Carlos J. Ballbe

Registered Engineer No.41811  
State of Florida

FILE COPY



**Date:** December 1, 2016  
**Project Name:** WHISPERING OAKS  
(PRE-DEVELOPMENT CALCULATIONS)  
**Project Number:** 201625  
**Prepared By:** ADM

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

- |    |                     |                  |
|----|---------------------|------------------|
| 1. | Lake Area =         | 0.000 ac.        |
| 2. | Buildings =         | 0.000 ac.        |
| 3. | Pavement & Others = | 0.000 ac.        |
| 4. | Green Areas =       | 7.250 ac.        |
| 5. | <b>Total =</b>      | <b>7.250 ac.</b> |

B. OTHER:

- |    |                |              |
|----|----------------|--------------|
| 1. | Present zoning | <u>PRD-1</u> |
|----|----------------|--------------|

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
  - a. The first inch of runoff from the entire project site.
  - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.



B. WATER QUANTITY CRITERIA:

I. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Quality:  
Frequency: 3 year  
Duration: 1 hour  
Amount: inches
- b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):  
Frequency: 10 year  
Duration: 1 day  
Amount: 8.60 inches
- c. Design Event for Minimum Discharge Elevation:  
Frequency: 25 year  
Duration: 3 day  
Amount: 14.50 inches
- d. Design Event for Minimum Finish Floor Elevation:  
Frequency: 100 year  
Duration: 3 day  
Amount: 17.40 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 0.50 NAVD  
(Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: -
- c. Receiving Body Regulated Stage Elevation: NAVD
- d. Design Storm Allowable Discharge: 0.00 inches per day
- e. Time of Concentration: 0.20 hour
- f. Minimum Discharge:  
Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.

### III. COMPUTATIONS:

#### C. STAGE ELEVATION INFORMATION:

| Item:  | Description:           | S type | Area ac. | Low ft. | High ft. | I %  | C %   | Total Area % |
|--------|------------------------|--------|----------|---------|----------|------|-------|--------------|
| x      | 1 Lake Area            | V      |          |         |          |      |       | 0.00         |
| x      | 2 Lake Bank            | L      |          |         |          |      |       | 0.00         |
| x      | 3 Detention Areas      | V      |          |         |          |      |       | 0.00         |
| x      | 4 Detention Bank Areas | L      |          |         |          |      |       | 0.00         |
| x      | 5 Pool & Patio Area    | V      |          |         |          |      |       | 0.00         |
|        | 6 N/A                  | L      |          |         |          |      |       | 0.00         |
|        | 7 Green Area           | L      | 7.250    | 4.81    | 7.32     | 0    | 50    | 100.00       |
| x      | 8 Roadway & Sidewalks  | L      |          |         |          |      |       | 0.00         |
| ??     | 9 Driveways            | L      |          |         |          |      |       | 0.00         |
|        | 10 N/A                 | L      |          |         |          |      |       | 0.00         |
| x      | 11 Buildings           | V      |          |         |          |      |       | 0.00         |
| Total: |                        |        | 7.25     | 4.81    | 7.32     | 0.00 | 50.00 | 100.0        |

\* Abbreviations: S = Storage; ( V = Vertical Storage & L = Linear Storage )  
 I = Impervious  
 C = Compaction; ( Use the following compaction factors: 0%, 50%, 100% )

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

I. Soil Moisture Storage Table:

Existing Soil Type: 2 FLATWOODS

| Depth to<br>Water Table<br>ft. | Cumulative<br>Water Storage<br>( Pre.-Dev. )<br>in. | Compacted<br>Water Storage<br>in. |
|--------------------------------|-----------------------------------------------------|-----------------------------------|
|                                |                                                     |                                   |
| 1                              | 0.76                                                | 0.57                              |
| 2                              | 2.50                                                | 1.88                              |
| 3                              | 5.40                                                | 4.05                              |
| 4                              | 9.00                                                | 6.75                              |
|                                |                                                     |                                   |

2. Available Soil Storage Calculation:

| Item:  | Description:         | Ave.<br>Elev.<br>ft. | S<br>in. | P<br>Area<br>acres | Volume<br>Stored<br>ac-in |
|--------|----------------------|----------------------|----------|--------------------|---------------------------|
|        |                      |                      |          |                    |                           |
| 1      | Lake Area            | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 2      | Lake Bank            | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 3      | Detention Areas      | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 4      | Detention Bank Areas | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 5      | Pool & Patio Area    | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 6      | N/A                  | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 7      | Green Area           | 6.07                 | 9.00     | 7.250              | 65.25                     |
| 8      | Roadway & Sidewalks  | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 9      | Driveways            | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 10     | N/A                  | 0.00                 | 0.00     | 0.000              | 0.00                      |
| 11     | Buildings            | 0.00                 | 0.00     | 0.000              | 0.00                      |
|        |                      |                      |          |                    |                           |
| Total: |                      | 6.07                 | 9.00     | 7.250              | 65.25                     |

\* Abbreviations: S = Soil Storage  
P = Pervious

3. Moisture Storage Calculation ( S ):

$$\begin{aligned} &= \text{Available soil storage} / \text{Total Site Area} \\ &= 65.25 \text{ ac-in} / 7.250 \text{ acres} \\ &= \underline{\underline{9.00 \text{ inches}}} \end{aligned}$$

4. SCS Curve Number Calculation ( CN ):

$$\begin{aligned} &= 1000 / ( S + 10 ) \\ &= 1000 / ( 9.000 + 10 ) \\ &= \underline{\underline{53}} \end{aligned}$$

**E. SURFACE STORAGE CALCULATIONS:**

1. Stage vs. Storage Calculations:

| Stage<br>ft. | Item: | STORAGE<br>( ac-ft ) |            |            |            |            |            |            |            |            |             | Total<br>ac-ft |
|--------------|-------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|----------------|
|              |       | 1<br>ac-ft           | 2<br>ac-ft | 3<br>ac-ft | 4<br>ac-ft | 5<br>ac-ft | 6<br>ac-ft | 7<br>ac-ft | 8<br>ac-ft | 9<br>ac-ft | 10<br>ac-ft |                |
| 3.00         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00           |
| 4.00         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00           |
| 4.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.00        | 0.00           |
| 5.00         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.05       | 0.00       | 0.00       | 0.00        | 0.05           |
| 5.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 0.69       | 0.00       | 0.00       | 0.00        | 0.69           |
| 6.00         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 2.05       | 0.00       | 0.00       | 0.00        | 2.05           |
| 6.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 4.12       | 0.00       | 0.00       | 0.00        | 4.12           |
| 7.00         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 6.93       | 0.00       | 0.00       | 0.00        | 6.93           |
| 7.50         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 10.40      | 0.00       | 0.00       | 0.00        | 10.40          |
| 8.00         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 14.03      | 0.00       | 0.00       | 0.00        | 14.03          |
| 9.00         |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 21.28      | 0.00       | 0.00       | 0.00        | 21.28          |
| 10.00        |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 28.53      | 0.00       | 0.00       | 0.00        | 28.53          |
| 11.00        |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 35.78      | 0.00       | 0.00       | 0.00        | 35.78          |
| 12.00        |       | 0.00                 | 0.00       | 0.00       | 0.00       | 0.00       | 0.00       | 43.03      | 0.00       | 0.00       | 0.00        | 43.03          |
|              |       |                      |            |            |            |            |            |            |            |            |             |                |

\* Abbreviations: T = Exfiltration Trench

**F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):**

1. The rainfall amount for the 100-Year, 3-Day storm event:

= **17.40 in.**

2. Compute inches of runoff, Q:

= ( P - ( 0.2 S ) ) ^2 / ( P + ( 0.8 X S ) )

= ( 17.40 in. - ( 0.2 X 17.40 in. ) ) ^2 / ( 17.40 in. + ( 0.8 X 17.40 in. ) )

= **9.89 inches of runoff**

in. ) )

3. Compute volume of runoff:

= ( Inches of Runoff ) X ( Project Area )

= 9.89 inches X 7.250 acres X ( 1 foot / 12 inches )

= **5.98 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **5.98** ac-ft corresponds to elevation

**6.83** NAVD

F. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:  
= 14.50 in.
2. Compute inches of runoff, Q:  
=  $(P - (0.2 S))^2 / (P + (0.8 X S))$   
=  $(14.50 \text{ in.} - (0.2 X 9.00 \text{ in.}))^2 / (14.50 \text{ in.} + (0.8 X 9.00))$   
= 7.43 inches of runoff
3. Compute volume of runoff:  
= (Inches of Runoff) X (Project Area)  
= 7.43 inches X 7.250 acres X (1 foot / 12 inches)  
= 4.49 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 4.49 ac-ft corresponds to elevation 6.57 NAVD

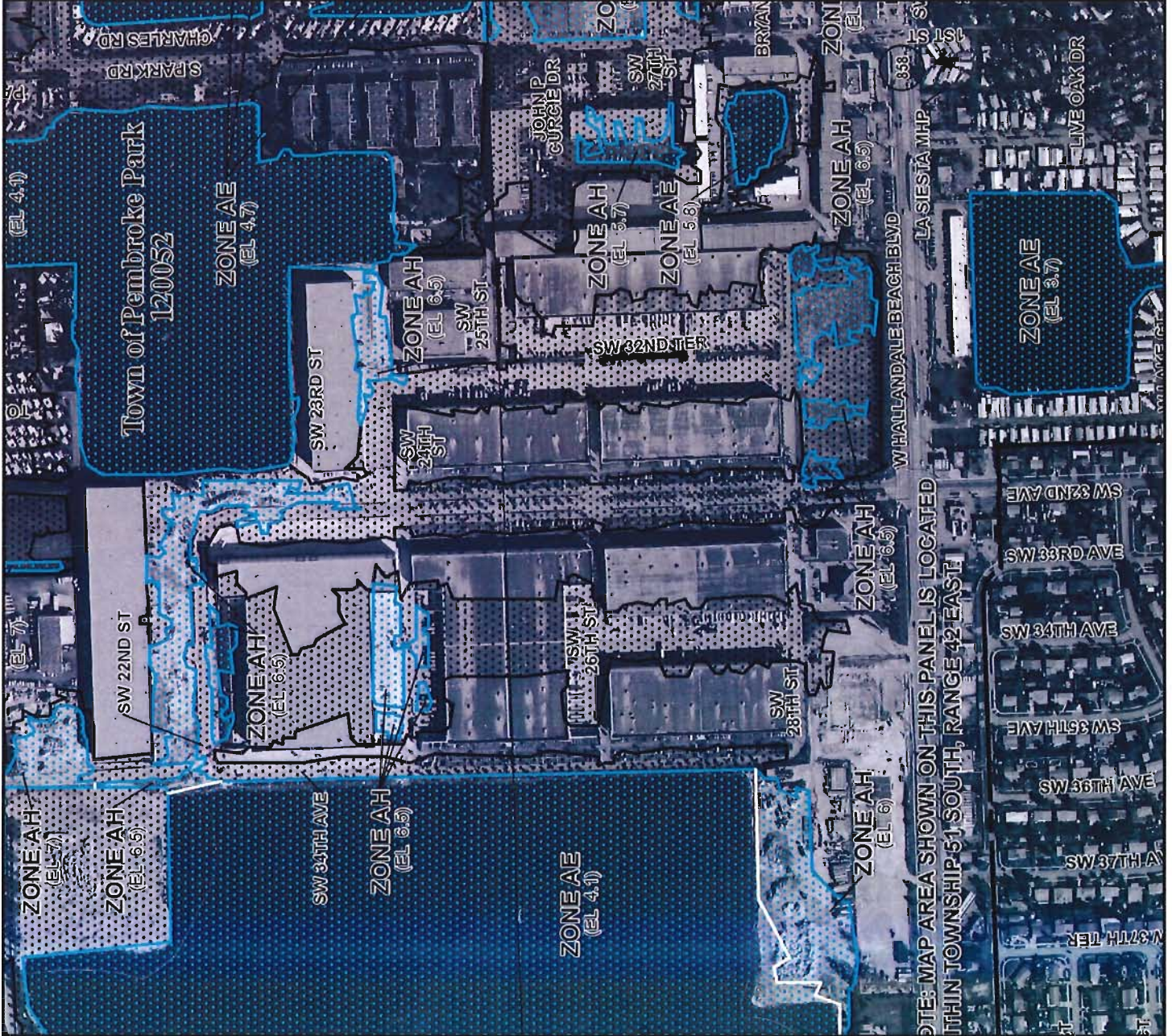
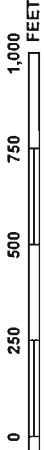


# EXHIBITS





MAP SCALE 1" = 500'



# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0731H

## FIRM

FLOOD INSURANCE RATE MAP  
BROWARD COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 731 OF 751  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

| CONTAINS: | COMMUNITY                 | NUMBER | PANEL | SUFFIX |
|-----------|---------------------------|--------|-------|--------|
|           | HALLANDALE BEACH, CITY OF | 125110 | 0731  | H      |
|           | HOLLYWOOD, CITY OF        | 125113 | 0731  | H      |
|           | PEMBROKE PARK, TOWN OF    | 120052 | 0731  | H      |
|           | WEST PARK, CITY OF        | 120222 | 0731  | 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  
12011C0731H  
EFFECTIVE DATE  
AUGUST 18, 2014

Federal Emergency Management Agency

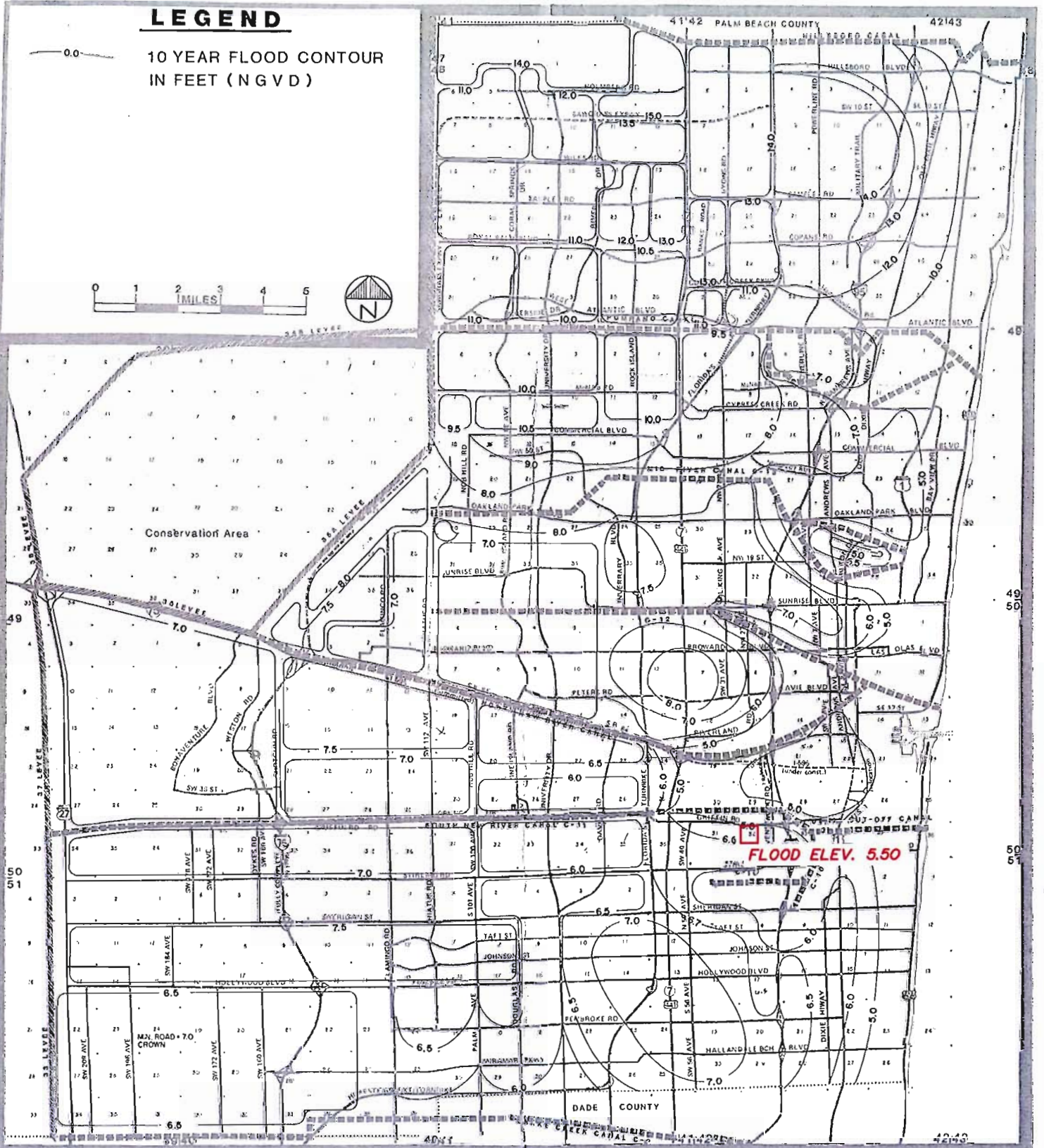
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood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



# LEGEND

10 YEAR FLOOD CONTOUR  
IN FEET (NGVD)

0 1 2 3 4 5  
MILES



BOARD OF COUNTY COMMISSIONERS  
PUBLIC WORKS DEPARTMENT  
WATER RESOURCES MANAGEMENT DIVISION  
BROWARD COUNTY FLORIDA

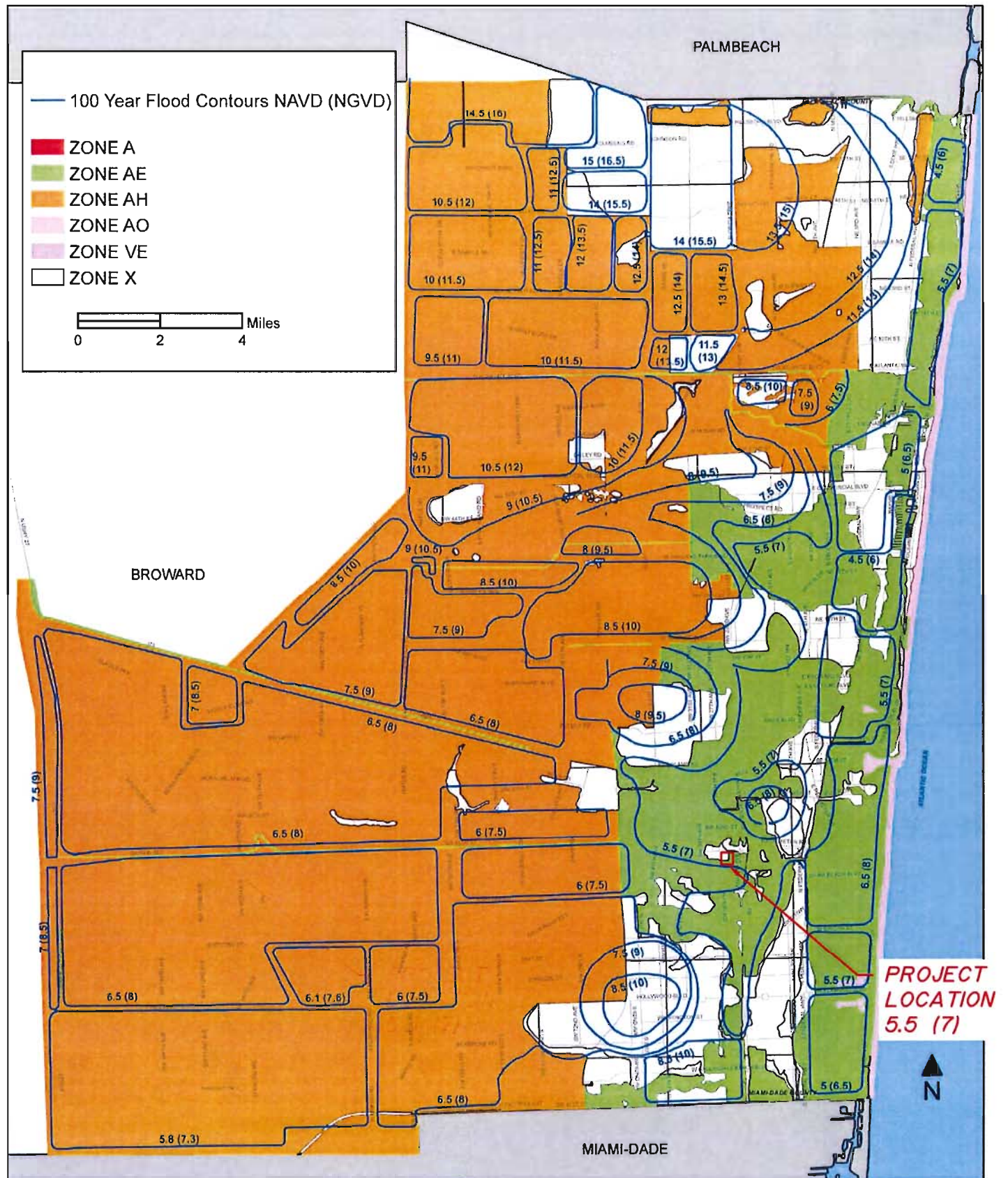
## 10 YEAR FLOOD ELEVATION MAP

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |
|     |           |      |
|     |           |      |
|     |           |      |
|     |           |      |
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|     |           |      |
|     |           |      |
|     |           |      |

DATE 8-20-87 SHEET 1 OF 1 DRAWN BY JB

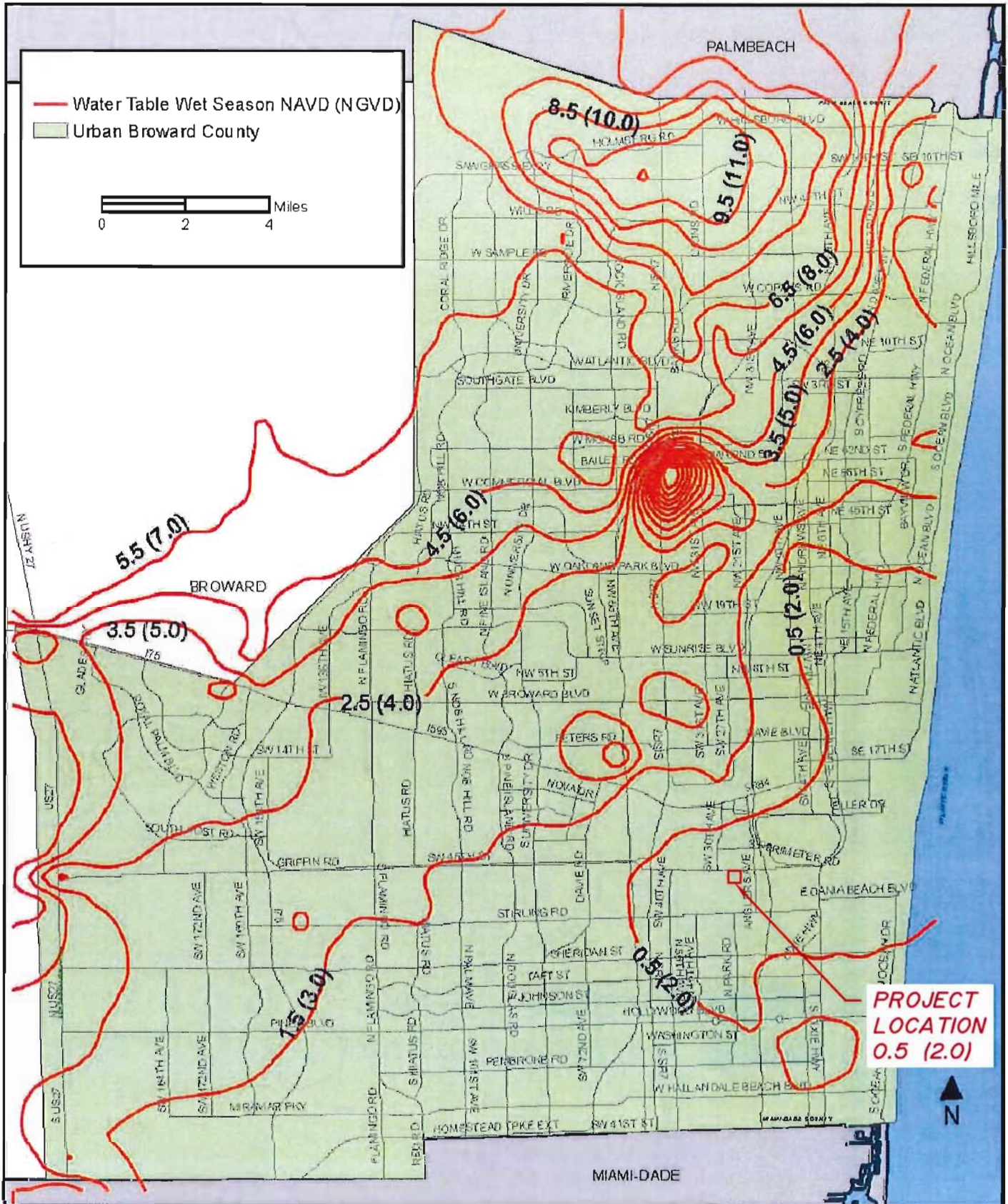


# FEMA FLOOD ZONES (1997) and 100 YEAR FLOOD ELEVATIONS





# WATERTABLE MAP - AVERAGE WET SEASON



10 Year - 1 Day

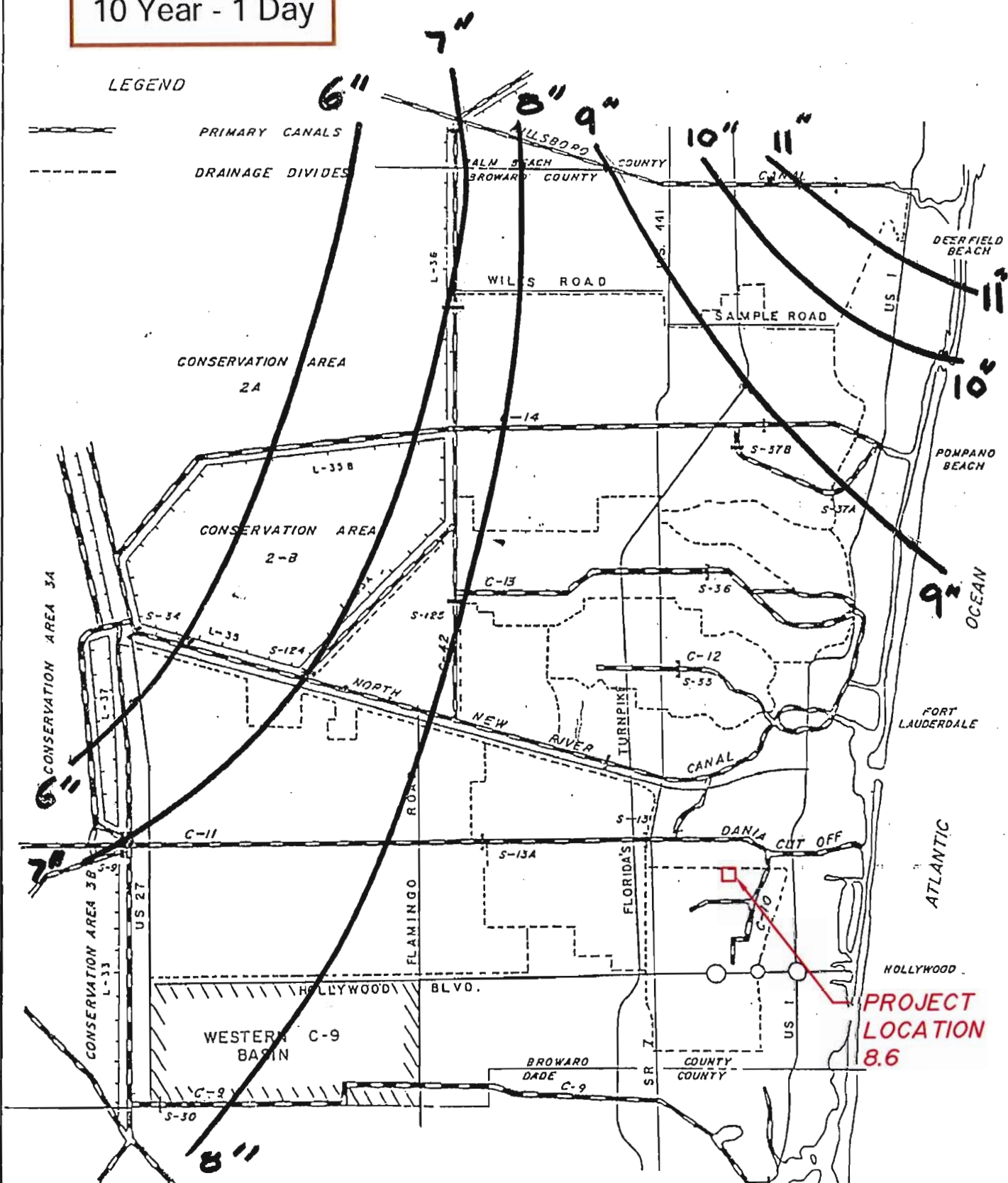
LEGEND



PRIMARY CANALS



DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY  
PUBLIC WORKS DEPARTMENT

Water Resources  
Management Division

DRAINAGE DIVIDES

W.M.  
1.1  
1 OF 1  
SHEETS



25 Year - 3 Day

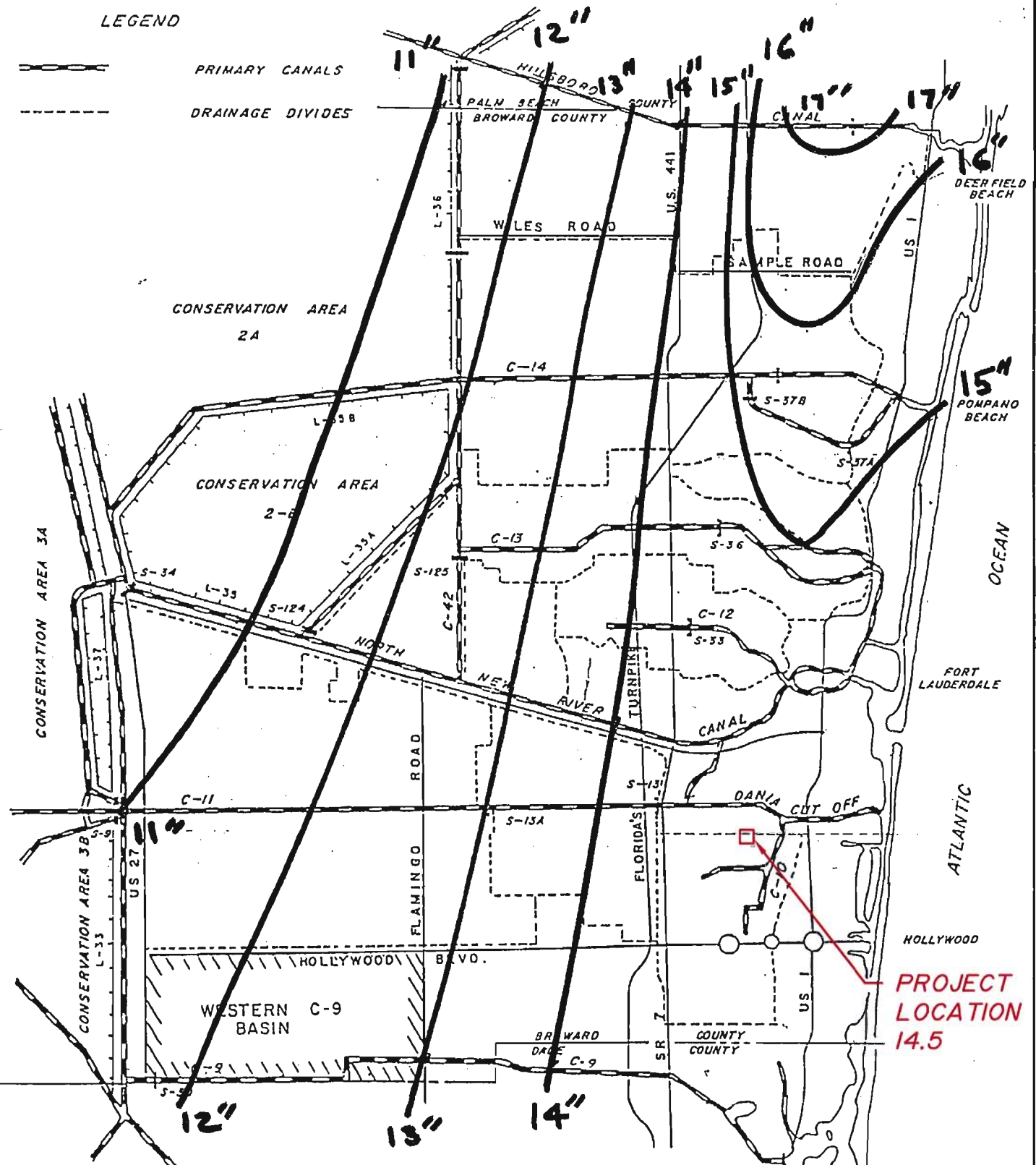
LEGEND



PRIMARY CANALS



DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY  
PUBLIC WORKS DEPARTMENT

Water Resources  
Management Division

DRAINAGE DIVIDES

W.M.

1.1

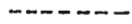
1 OF 1  
SHEETS

# 100 Year - 3 Day

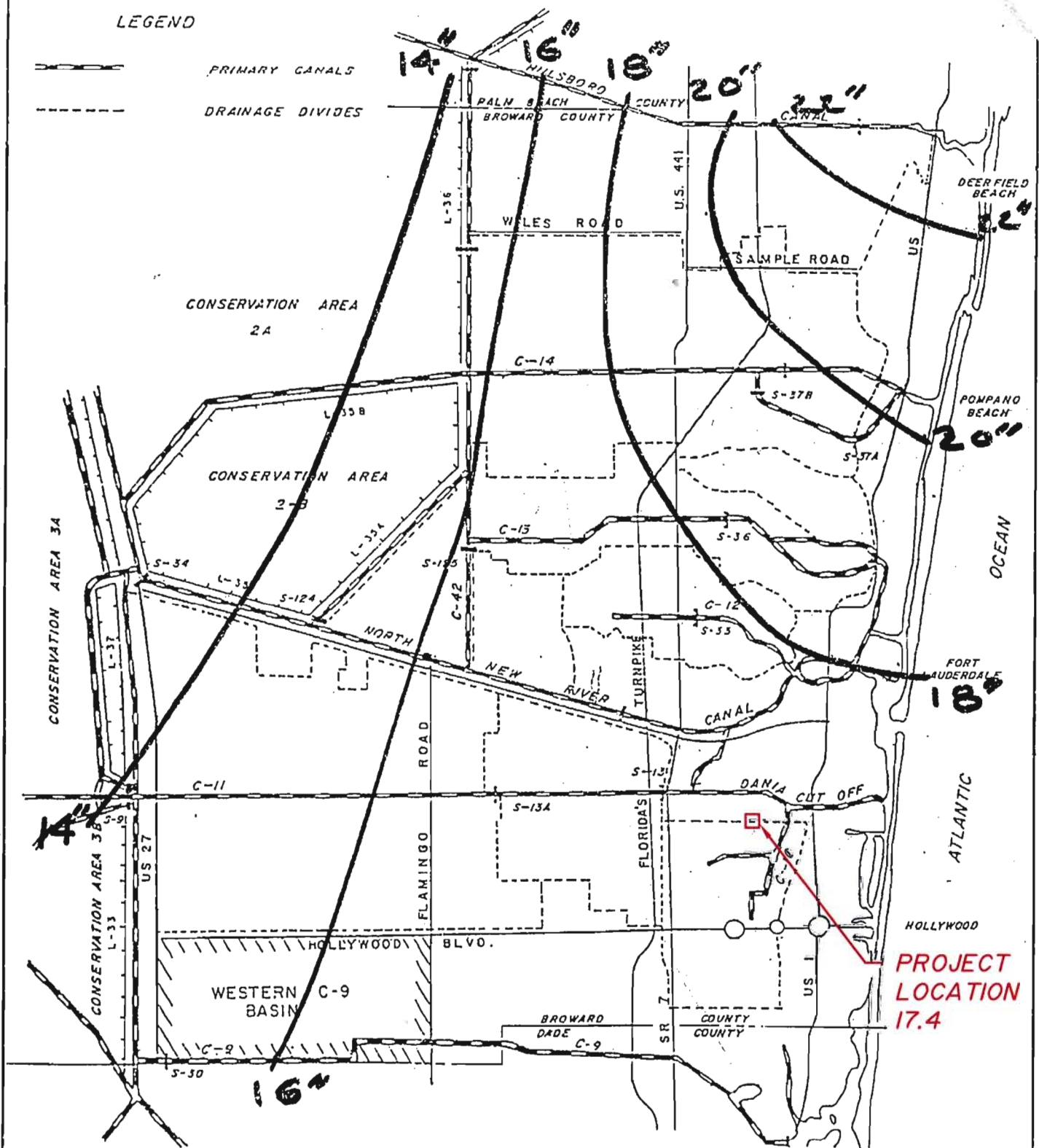
## LEGEND



PRIMARY CANALS



DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY  
PUBLIC WORKS DEPARTMENT

Water Resources  
Management Division

DRAINAGE DIVIDES

W.M.

1.1

1 OF 1  
SHEETS



## COMMENT RESPONSE

---

Date: November 30, 2016

To: **City Dania Beach Department of Fire Rescue and Emergency Services**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**

---

To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

### Department of Fire Rescue and Emergency Services Comments

1. Fire Department Access Information as follows:
  - a. All turning radii (demonstrated)

Response: All turning radii have been demonstrated. Please refer to sheets SP-1, SP-2, FA-1 and FA-2

2. Water Supply Information as follows:
  - a. All existing and proposed water main sizes NOTE: 8" minimum main size req.

Response: All water mains have been modified to 8" DIP. Please refer to sheets WS-1 and WS-2.

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).

**ballbé & associates, inc.**

**broward** • 2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811

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:

a.) A Fire Hydrant Flow Test Application has been submitted to Leon Jackson at Broward County Water & Wastewater Services. The results were expected some time ago. We have been notified that the test results will be provided very shortly at which time we will provide them to you.

b.) The building construction type and square footage has been provided on the signed & sealed Fire Flow Demand Calculations.

c.) Signed & Sealed Fire Flow Demand Calculations have been provided.

d.) A completed Application for the Approval of the Fire Protection Water Supply Design, executed by all parties, has been provided.

4. Additional Fire Department Access Information as follows:

a. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces.

Response: Notes identifying the design load for surface compaction of all non-paved roadways and paver brick surfaces has been provided on sheet PD-3.

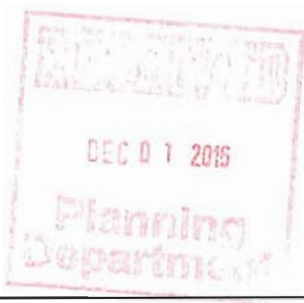
Sincerely,



**Ballbe and Associates, INC.**

Daniel M. Lopez

FILE COPY



## COMMENT RESPONSE

---

Date: November 30, 2016

To: **City of Dania Beach Development Review Committee**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**

---

To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

### Engineering Comments

1. Provide traffic study per attached guideline.

Response: A traffic study is being prepared by Karl Peterson with Traftech and will be provided shortly.

2. Water and sewer services are provided by BCWWS at this location. Plans may need to be reviewed by that agency.

Response: BCWWS has been contacted and made aware of the project. Arrangements have been made to review the plans concurrently with the Site Planning process.

3. 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: Six (6) signed & sealed originals of pre and post development stormwater management and drainage calculations have been provided including 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations.

**ballbé & associates, inc.**

**broward • 2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811**



4. Show current FEMA Base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.

Response: FEMA flood information has been provided on sheet SP-1 in the "Flood Zone Data" section.

5. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum.

Response: Conceptual paving and drainage plans have been provided. Please refer to sheets PD-1, PD-2, and PD-3.

6. Drive aisle provided is 22 feet. Please check with Zoning if OK.

Response: The drive aisle has been modified to 24 feet. Please refer to sheets SP-1 and SP-2

7. Exit driveway shall be minimum of 16 feet.

Response: The exit driveway has been widened to 16 feet. Please refer to sheet SP-2.

8. Curb radius on SW 25th Street shall be 25' (minimum).

Response: The curb radius on SW 25<sup>th</sup> Street is 25'. Please refer to sheet SP-2.

9. Provide vehicle swept path analysis (AASHTO templates, AutoTURN or Autodesk Vehicle Tracking) that a typical Dania Beach fire truck would be able to maneuver the proposed circle and driveway ingress/egress. Check with Fire Department for dimensions of their fire truck.

Response: A Fire Access Plan has been provided to show a successful navigation of a Dania Beach fire truck via an AutoTURN simulation.

10. Per Dania Beach Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Please show extent of offsite improvements in sufficient detail including but not limited to paving, grading and drainage.

Response: The extent of offsite improvements within the road right of way have been provided on a new sheet called OS-1. Typical Sections for this plan can be found on sheet PD-3.

11. 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: A table showing a projection of water demand, and sewage and solid waste generation has been provided on sheet SP-1 in the "Water & Sewer Demand Calculations" section.

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: Acknowledged.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Lopez", enclosed within a faint, hand-drawn oval.

**Ballbe and Associates, INC.**  
Daniel M. Lopez



## COMMENT RESPONSE

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Date: November 30, 2016

To: **City Dania Beach Development Review Committee**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**

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To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

### Site Plan Comments:

1. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50, provide the following required information:
  - (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.
  - (W) Type and location of mail receptacles.
  - (Y)(8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted.
  - (CC) Color site plan elevations and rendering for meeting presentation purposes.

Response: Application was properly completed, signed, and proper application fee was paid.

- Typical trash and garbage disposal and recycling system have been provided on sheet SP-1 and SP-2.
- Mail receptacles have been provided on sheets SP-1 and SP-2. Details for these receptacles can be found on sheet PD-3.
- Required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking have been provided on sheet SP-1 in the "Parking Calculations" section.
- Color site plan elevations have been provided. Please refer to sheet A-0.

**ballbé & associates, inc.**

**broward** • 2737 northeast 30<sup>th</sup> place, fort lauderdale, florida 33306 • p-954-491-7811

2. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.

TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: A SCAD Letter is being obtained by Jane Storms with Pulice Land Surveyors as a requirement of the Plat review being processed concurrently.

3. WATER: Identify projected water demand for the project.

Response: A water demand table has been provided on sheet SP-1.

4. IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.

Response: Acknowledged.

5. SIGNS: Provide copy of all signs for compliance review.

Response: A copy of all signs for compliance review are being provided by PPK Design Group.

6. 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: I have contacted William Castillo and made arrangements to have the plans reviewed by the Broward County Aviation Department.

7. PARKING:

- Per Section 265-40(I) dimensions of a 2 car garage is 20" X 20". Revise accordingly.
- Per Section 265-50(D)(6) 2 parking spaces per dwelling unit with 2,000 s.f. or less. Identify parking required and provided per lot.

Response:

- All driveways have been revised to show 20'X20'. Please refer to sheet SP-1 and SP-2
- A table identifying required parking per lot has been provided on sheet SP-1 in the "Parking Calculations" section.

8. Provide minimum bicycle parking requirements identified in Section 265-51.

Response:

9. 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: A check in the amount of \$5,000 for the purposes of cost recovery has been provided in the Site Plan submittal package.

10. Must provide latest revised set of plans on disk prior to going to public hearing.

Response: The latest revised set of plans have been provided on disk in the Site Plan submittal package

11. 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: Acknowledged.

12. Per Section 215-130 Impervious area cannot exceed 63% per lot. Identify required and provided for each lot.

Response: Impervious lot calculations have been provided on sheet SP-1. All lots are well below the 63% maximum.

13. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards.

Response: Proposed perimeter buffer has been removed from all sheets.

14. Per Section 205-10 each lot is limited to 40% coverage; 29 of the 36 proposed lots exceed this requirement. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: After a redesign of the Model "A" homes, all lots meet the 40% coverage maximum criteria. Please refer to sheet SP-1 where the coverage calculations have been modified accordingly.

15. Must provide photometric plan identifying light levels at perimeter of plat to ensure light level is not greater than .5 foot candles.

Response: A photometric plan identifying light levels at perimeter of plat to ensure light level is not greater than .5 foot candles has been provided. Please refer to sheets PH1, PH2, and PH3.

16. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.

Response: Acknowledged.

17. "Lot Calculations" table on Sheet SP-1:

- Identifies minimum yard setbacks as "TBD at site plan review". Identify required and provides setbacks on site plan now.
- Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'.
- Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'.
- Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings.

Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: According to Sec. 105-220 (l) and 205-10, this project meets all criteria of a "Single-family cluster" option and as such, the setback requirements mentioned above do not apply to this site.

Please see the information below demonstrating the properties compliance:

- 59.45% Pervious Area (40% Min. Required)
- A Homeowners Association is being established to maintain the common areas without any charges being incurred to the city.
- Density = 4.96 dwelling units per acre (5 dwelling units/acre Max. allowable)
- Property is not within a CRA Boundary (City of Dania Beach 2016 Zoning Map)
- Property Area = 7.25 Acres (Min. 2 Acres per Sec. 205-10)
- Lot Areas = Min. Lot Area = 4,203 SF (Min. 2,500 SF per Sec. 205-10)

Please refer to sheet SP-1 for more information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. Lopez', enclosed within a blue oval.

**Ballbe and Associates, INC.**

Daniel M. Lopez





November 21, 2016

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

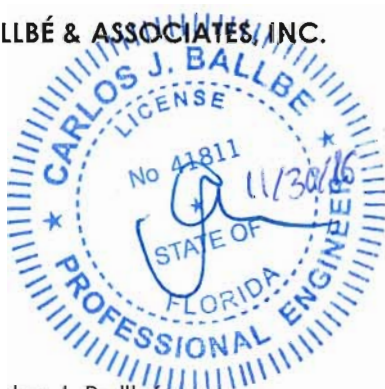
Re: **WHISPERING OAKS**  
**APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN**  
**Site Plan Application NO: SP-111-16**  
Project Number **201625**

To whom it may concern:

I hereby verify that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations for the above referenced project are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Sincerely,

**BALLBÉ & ASSOCIATES, INC.**



Carlos J. Ballbé  
Registered Engineer No. 41811  
State of Florida





### ***Stellar Dania Comment Responses from City of Dania Beach***

#### Comments on Sheet L-1 through L-6:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.

Once the tree survey becomes available, a tree disposition plan will be provided.

2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.

Note has been added to project.

3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.

The requirement of 20% of total VUA dedicated to landscaping has been added to the VUA calculations table.

4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.

Trees have been indicated on landscape plan to show which requirement they are fulfilling.

5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation.

Live oaks and gumbo limbos have been replaced with paradise trees and sycamore trees.

6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site if desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species.

Montgomery palms have been replaced with Sabal palms.



## LETTER OF TRANSMITTAL

|       |                                                  |              |        |
|-------|--------------------------------------------------|--------------|--------|
| Date: | November 3, 2016                                 | Project No.: | 201625 |
| To:   | CITY OF DANIA BEACH – Planning & Zoning Division |              |        |
| From: | Daniel M. Lopez                                  |              |        |
| Re:   | Whispering Oaks                                  |              |        |

WE ARE SENDING YOU:

|                                     |        |                          |        |                          |               |                                     |       |
|-------------------------------------|--------|--------------------------|--------|--------------------------|---------------|-------------------------------------|-------|
| <input checked="" type="checkbox"/> | PRINTS | <input type="checkbox"/> | LETTER | <input type="checkbox"/> | SHOP DRAWINGS | <input checked="" type="checkbox"/> | OTHER |
|-------------------------------------|--------|--------------------------|--------|--------------------------|---------------|-------------------------------------|-------|

VIA:

|                          |      |                                     |         |                          |           |                          |         |
|--------------------------|------|-------------------------------------|---------|--------------------------|-----------|--------------------------|---------|
| <input type="checkbox"/> | Mail | <input checked="" type="checkbox"/> | Courier | <input type="checkbox"/> | Overnight | <input type="checkbox"/> | Pick Up |
|--------------------------|------|-------------------------------------|---------|--------------------------|-----------|--------------------------|---------|

| COPIES | NO.: | DESCRIPTION:                      |
|--------|------|-----------------------------------|
| 1      | 1    | Signed & sealed Site Plan Set     |
| 1      | 2    | CD containing all Site Plan files |

THESE ARE TRANSMITTED AS CHECKED BELOW:

|                                     |              |                          |              |                                     |              |
|-------------------------------------|--------------|--------------------------|--------------|-------------------------------------|--------------|
| <input checked="" type="checkbox"/> | FOR APPROVAL | <input type="checkbox"/> | AS REQUESTED | <input checked="" type="checkbox"/> | FOR YOUR USE |
|-------------------------------------|--------------|--------------------------|--------------|-------------------------------------|--------------|

REMARKS:

**BALLBÉ & ASSOCIATES, INC.**

SIGNED: \_\_\_\_\_  
Daniel Lopez



November 1, 2016

Department of Community Development  
**CITY OF DANIA BEACH – PLANNING AND ZONING DIVISION**  
100 W Dania Beach Boulevard  
Dania Beach, FL 33004

Re: **WHISPERING OAKS (LARGE SCALE SITE PLAN)**  
Project Number: **201113**

Dear Mrs. Luna:

Pursuant to City of Dania Beach requirements for a **Large Scale Site Plan Review**, enclosed please find, for your review and approval, the following information for the above referenced project:

- One (1) signed & notarized "Standard Development Application".
- One (1) check in the amount of \$6,360.00, made payable to the City of Dania Beach.
- One (1) "Warranty Deed" for the property.
- Six (6) sets of signed & sealed 24"x26" Site Plan.
- One (1) CD containing Site Plan files.

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

**BALLBÉ & ASSOCIATES, INC.**

Daniel M. Lopez





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: 7.25 AC. parcel on NW corner of SW 49th Street & SW 25th Avenue

Lot(s): 1-36 Block: 1 Subdivision: Ippolito Isle

Recorded Plat Name: Ippolito Isle 180-99 B

Folio Number(s): 5042-32-57-0370 Legal Description: Portion of Tract 8, Blk 1, Sec. 32-506-42E

Applicant/Consultant/Legal Representative (**circle one**) Carlos J. Ballbé

Address of Applicant: 2737 NE 30th Place, Fort Lauderdale FL, 33306

Business Telephone: (954) 491-7811 Home: N/A Fax: N/A

E-mail address: Info@baeng.us

Name of Property Owner: THB Isles Inc.

Address of Property Owner: 231 Ninth Street South, Naples FL, 33940

Business Telephone: (954) 491-7811 Home: N/A Fax: N/A

**Explanation of Request:** Site Plan Review

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

Prop. Net Acreage: 7.253 Gross Acreage: 7.253 Prop. Square Footage: 315,940.68

Existing Use: L-5 Residential Proposed Use: L-5 Residential

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 Ballbé & 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\*)

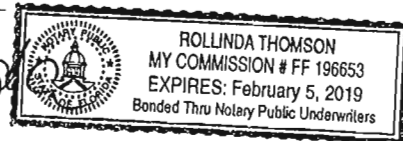
BEFORE ME THIS 31 DAY OF October 2016

By:

Troy D. Ippolito  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary Rollinda Thomson  
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

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



## City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

### INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

| APPLICATION TYPE                                                              | FEE                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LAND USE</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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<br><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<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                                                                                                                           |
| <b>ZONING</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Change of Zoning (Rezoning)                                                   | Less than 2 acres - \$2,500.00<br>Greater than 2 acres - \$6,000.00<br><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<br>General Text - \$2,000.00<br><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<br>(Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                         |
| Delegation Request                                                            | \$1,500.00<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                                                                                                                                                                                                   |
| <b>SITE PLAN</b>                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Residential, Hotel, Condo-Hotel, Time-Share, Motel                            | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit<br><b>Plus</b> an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required.<br><b>Minimum fee = \$6,100.00</b><br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                |
| All other uses                                                                | <b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following:<br>\$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f.<br><b>Plus</b> an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required.<br><b>Minimum fee = \$5,500.00</b><br><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><br><i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>                                                                                                                                                                                                                      |
| Extension of Approval(s)<br>(Site plan, variance, special exception requests) | \$1,250.00 – Single Extension ( <b>PLUS</b> ) 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.**

|                                                                                  |                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SPECIAL EXCEPTION</b>                                                         |                                                                                                                                                                                                                                                                   |
| SPECIAL EXCEPTION<br>(Excluding cell towers)                                     | Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                         |
| SPECIAL EXCEPTION<br>(Cellular Towers)                                           | Filing fee = \$4,000<br><i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>                                                                                                                                                           |
| <b>Additional Resubmittal</b><br>(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. |
| <b>VARIANCES, APPEALS &amp; WAIVERS</b>                                          |                                                                                                                                                                                                                                                                   |
| 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<br>License Application                                    | \$2,250.00                                                                                                                                                                                                                                                        |
| Alcoholic Beverage Waiver                                                        | \$1,000.00                                                                                                                                                                                                                                                        |
| Zoning Review: State Liquor License                                              | \$ 50.00                                                                                                                                                                                                                                                          |
| Outdoor Seating/Dinning                                                          | \$ 100.00                                                                                                                                                                                                                                                         |
| Assisted Living Facility                                                         | \$ 65.00                                                                                                                                                                                                                                                          |
| CRA Grant Application                                                            | \$ 250.00 <i>(up to this amount based on scope of work)</i>                                                                                                                                                                                                       |
| UNSPECIFIED                                                                      | \$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"                                                                                                                                                                              |

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

Prepared by:  
ROGER F. BORRELLO, ESQ.  
300 N.W. 70th Avenue  
Suite 301  
Plantation, FL 33317

FILE COPY



TAX FOLIO NO. 50-42-32-01-0110

WARRANTY DEED

THIS INDENTURE, Made this 4th day of January, 2005,  
BETWEEN PAMELA V. NIEMIEC, a single woman, whose post office address is 814 Hollywood  
Blvd., Hollywood, Florida 33019, and BARBARA J. SMOLKOVIC, a married woman, whose post  
office address is 130 Sweetwater Bend, Royal Palm Beach, Florida 33411, grantors, and

T.H.B., Inc., a Florida corporation, with mailing address at 313 S.E. 6<sup>th</sup> Street, Dania, Florida,  
33004, grantee.

WITNESSETH, That said grantors, for and in consideration of the sum of  
-----Ten & 00/100-----Dollars

and other good and valuable consideration to said grantors in hand paid by said grantees, the  
receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantees,  
and grantees' heirs and assigns forever, the following described land, situate, lying and being in  
Broward County, Florida, to-wit:

Tract 8, less the North 391 feet thereof, and including the South 8 feet of the North 391 feet  
of the West 223 feet of Tract 8, Block 1, a subdivision of Section 32, Township 50 South,  
Range 42 East, according to the plat thereof recorded in Plat Book 2, Page 32 of the Public  
Records of Dade County, Florida. Subject to road right-of-way over and across the West  
10 feet of said Tract 8, said property lying and being in Broward County, Florida.

SUBJECT TO easements, restrictions, conditions, limitations of record, and to taxes for  
the year 2005 and subsequent years.

NOTE: Grantors state that the subject property is not and never has been the homestead of the  
grantor BARBARA J. SMOLKOVIC, nor is it contiguous or adjacent to homestead property.  
Said grantor resides in Royal Palm Beach, Florida.

and said grantors do hereby fully warrant the title to said land, and will defend the same against  
the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seals the day and year  
first above written.

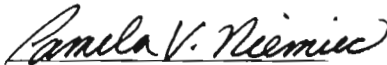
Signed, sealed and delivered  
in our presence:



Witness as to both-Sign

ROGER F. BORRELLO

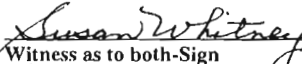
Print



PAMELA V. NIEMIEC



BARBARA J. SMOLKOVIC



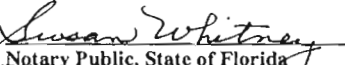
Witness as to both-Sign

SUSAN WHITNEY

Print

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 4th day of January, 2005, by  
PAMELA V. NIEMIEC, a single woman, and BARBARA J. SMOLKOVIC, a married woman,  
who are personally known to me or who have produced Florida Driver Licenses as  
identification, and who did take an oath.

  
Notary Public, State of Florida  
NOTARY PUBLIC-STATE OF FLORIDA  
Susan Whitney  
Commission # DD367387  
Expires: MAR. 16, 2007  
Bonded Thru Atlantic Bonding Co., Inc.



# WHISPERING OAKS

THB ISLES, INC.

DANIA BEACH, BROWARD COUNTY, FLORIDA

## LEGEND

|  |                                           |
|--|-------------------------------------------|
|  | TYPE "C" INLET                            |
|  | MANHOLE                                   |
|  | 90° - 15° R.C.P.                          |
|  | FLOW OR WARP LINE                         |
|  | RIDGE LINE                                |
|  | PAVEMENT SLOPE AND DIRECTION              |
|  | DIRECTION OF OVERLAND FLOW                |
|  | PROPOSED GRADE                            |
|  | EXISTING GRADE                            |
|  | FINISHED FLOOR ELEVATION                  |
|  | CONCRETE SIDEWALK OR PROPOSED PAVEMENT    |
|  | EXISTING UTILITIES OR UTILITIES BY OTHERS |
|  | PROPOSED CONCRETE                         |
|  | EXISTING ASPHALT PAVEMENT                 |
|  | POLLUTION RETARDANT BAFLE                 |
|  | BLUE REFLECTOR                            |
|  | UTILITY EASEMENT                          |
|  | DESIGN WATER ELEVATION                    |
|  | EXISTING GATE VALVE AND FIRE HYDRANT      |
|  | DOUBLE WATER SERVICE                      |
|  | SINGLE WATER SERVICE                      |
|  | FIRE HYDRANT AND GATE VALVE               |
|  | BACTERIOLOGICAL SAMPLING POINT            |
|  | WATER MAIN                                |
|  | GATE VALVE                                |
|  | FIRE HYDRANT                              |
|  | BLUE REFLECTOR                            |
|  | STRUCTURE DESIGNATION                     |
|  | RIM ELEVATION                             |
|  | INVERT ELEVATION                          |
|  | DOUBLE SEWER SERVICE                      |
|  | SINGLE SEWER SERVICE                      |
|  | DIRECTION OF SANITARY SEWER FLOW          |
|  | R/W LINE                                  |
|  | SECTION LINE                              |
|  | CENTERLINE C/L                            |
|  | EXISTING ELEVATION                        |
|  | EXISTING CONCRETE POWER POLE              |
|  | EXISTING WOOD POLE                        |



PROJECT LOCATION

LOCATION MAP  
SCALE: 1"=200'

**BALLBÉ**  
& ASSOCIATES

Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

## SITE PLAN

## INDEX OF SHEETS:

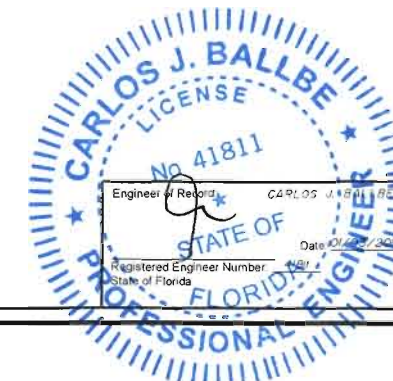
| DESCRIPTION:                                                        | SHEET NO.: |
|---------------------------------------------------------------------|------------|
| COVER SHEET                                                         | 1          |
| SITE PLAN                                                           | SPI-SP2    |
| CONCEPTUAL WATER AND SEWER SYSTEM - PLAN                            | WSI-WS2    |
| CONCEPTUAL PAVING AND DRAINAGE SYSTEM - PLAN                        | PDI-PD2    |
| CONCEPTUAL PAVING AND DRAINAGE SYSTEM - TYPICAL SECTION AND DETAILS | PD3        |
| SITE PLAN - OFFSITE PLAN                                            | OS1        |
| FIRE ACCESS - PLAN                                                  | FAI-FA2    |
| TRAFFIC CIRCULATION - PLAN                                          | TC1        |
| LANDSCAPE PLAN                                                      | LI-L7      |
| SURVEY                                                              | 1 OF 1     |
| ARCHITECTURAL PLAN                                                  | AO-A11     |
| ENTRY MONUMENT PLAN                                                 | EM-1       |
| PHOTOMETRIC PLAN                                                    | PHI-PH3    |

## LEGAL DESCRIPTION:

TRACT 8, LESS THE NORTH 391 FEET THEREOF, AND INCLUDING THE SOUTH 8 FEET OF THE NORTH 391 FEET OF THE WEST 223 FEET OF TRACT 8, BLOCK 1, A SUBDIVISION OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 10 FEET OF SAID TRACT 8.

Always call 811 two full business days before you dig

**Sunshine811.com**

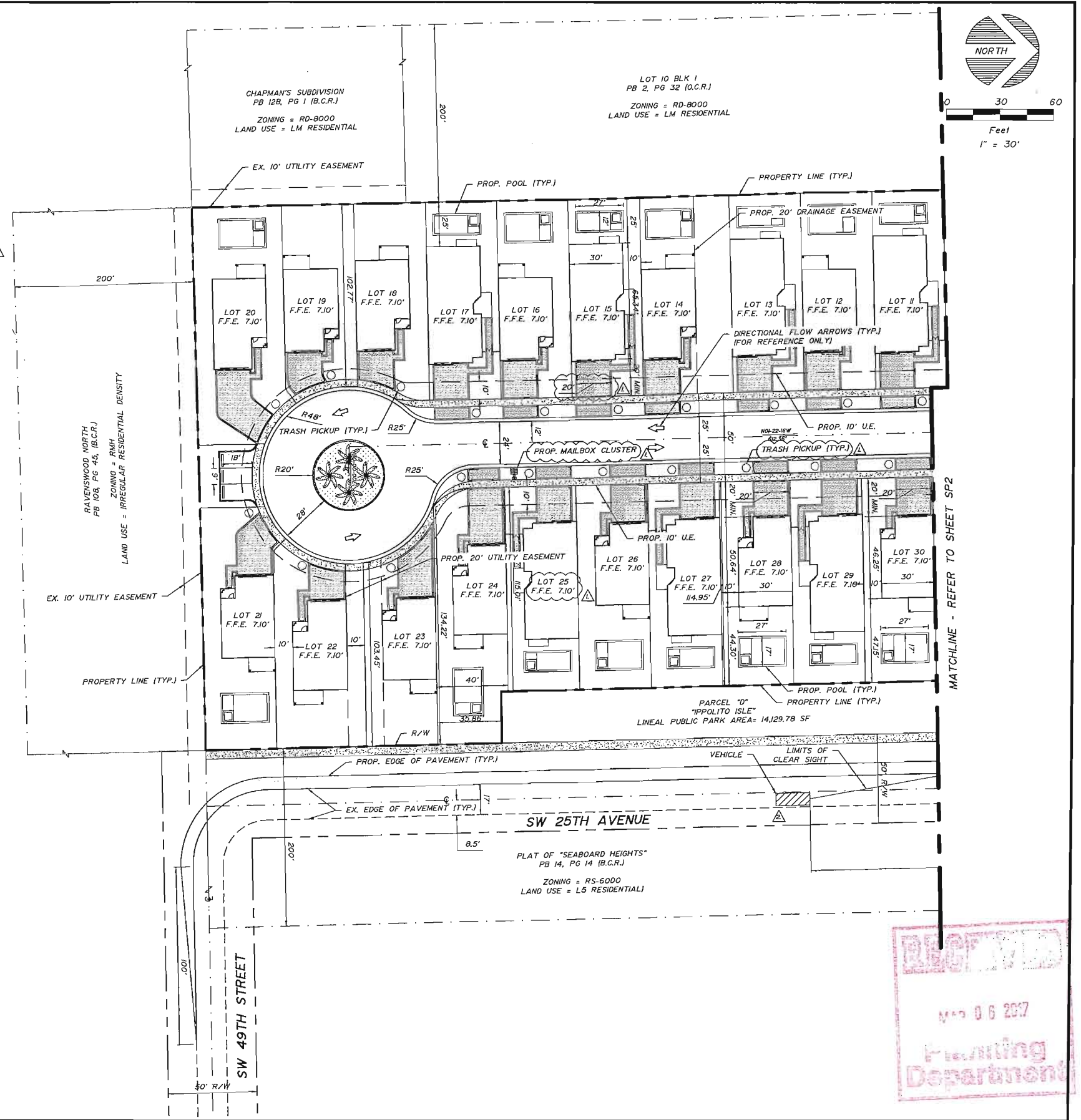


Project Number:  
201625  
Sheet Number:  
1

| ZONING DATA                             |                   |                                     |
|-----------------------------------------|-------------------|-------------------------------------|
| EXISTING ZONING                         | PRD-1             |                                     |
| PROPOSED ZONING                         |                   |                                     |
| ADJACENT PARCELS                        |                   |                                     |
| LOCATION (N,E,S,W)                      | ZONING            | LAND USE                            |
| NORTH                                   | C-2               | COMMERCIAL                          |
| EAST                                    | RS-6000           | L-5 RESIDENTIAL                     |
| SOUTH                                   | RMH               | (6.0) IRREGULAR RESIDENTIAL DENSITY |
| WEST                                    | RD-8000           | LM - RESIDENTIAL                    |
| FLOOD ZONE DATA                         |                   |                                     |
| FLOOD ZONE                              | AH                |                                     |
| B.F.E.                                  | 6' N.A.V.D.       |                                     |
| D.F.E.                                  | 7' N.A.V.D.       |                                     |
| AREA CALCULATIONS                       |                   |                                     |
| ACREAGE                                 |                   |                                     |
| TOTAL GROSS (AC.)                       | 7.253             |                                     |
| TOTAL NET (AC.)                         | 6.929             |                                     |
| PROPOSED DENSITY                        |                   |                                     |
| GROSS                                   | 5.0 UNITS PER AC. |                                     |
| NET                                     | 5.2 UNITS PER AC. |                                     |
| DWELLING UNITS                          | 36                |                                     |
| VEHICULAR USE                           |                   |                                     |
| AREA (AC./S.F.)                         | 37,342            | 0.857                               |
| COMMON OPEN SPACE                       |                   |                                     |
| GROSS AREA (S.F./AC.)                   | 51,530            | 1.183                               |
| PERVIOUS / IMPERVIOUS                   |                   |                                     |
| PERVIOUS AREA (AC./%)                   | 4.312             | 59.45%                              |
| IMPERVIOUS AREA (AC./%)                 | 2.941             | 40.55%                              |
| BUILDING HEIGHT DATA                    |                   |                                     |
| REQUIRED                                |                   |                                     |
| STORIES                                 | 2                 |                                     |
| HEIGHT                                  | 25'               |                                     |
| PROVIDED                                |                   |                                     |
| STORIES                                 | 2                 |                                     |
| HEIGHT                                  | 25'               |                                     |
| VEHICLE PARKING CALCULATIONS            |                   |                                     |
| REQUIRED (PER HOME)                     |                   |                                     |
| REGULAR SPACES                          | 2                 |                                     |
| HANDICAP SPACES                         | 0                 |                                     |
| TOTAL =                                 | 72                |                                     |
| PROVIDED (PER HOME)                     |                   |                                     |
| REGULAR SPACES                          | 2                 |                                     |
| HANDICAP SPACES                         | 0                 |                                     |
| TOTAL =                                 | 72                |                                     |
| REQUIRED (OVERALL)                      |                   |                                     |
| REGULAR SPACES                          | 80                |                                     |
| HANDICAP SPACES                         | 1                 |                                     |
| TOTAL =                                 | 81                |                                     |
| BICYCLE PARKING (5% OF VEHICLE PARKING) |                   |                                     |
| REQUIRED                                | 4.05              |                                     |
| PROVIDED                                | 5                 |                                     |

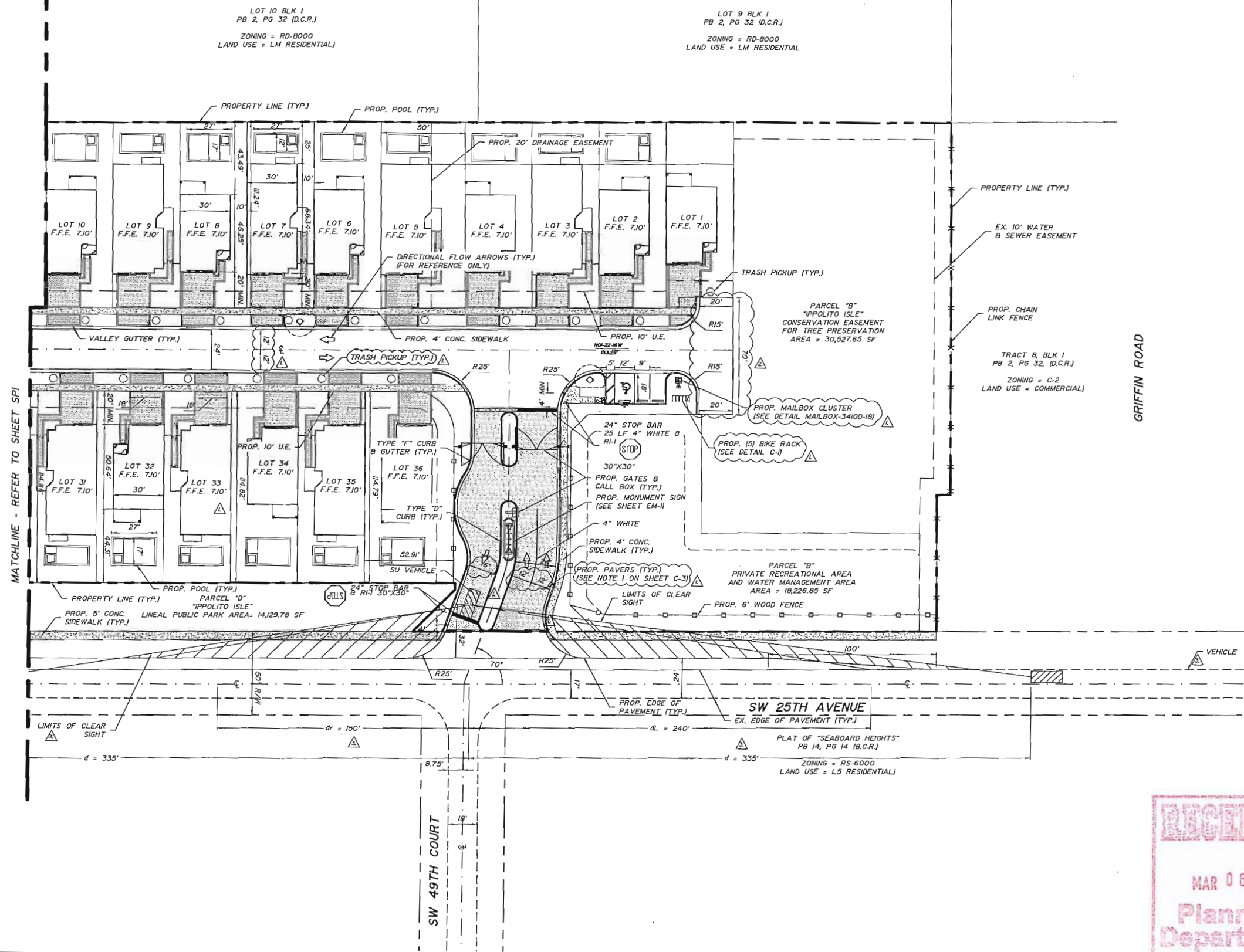
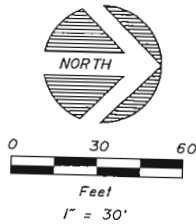
| LOT SETBACK / AREA DATA                     |             |                          |                |
|---------------------------------------------|-------------|--------------------------|----------------|
| REQUIRED DIMENSIONS (SINGLE FAMILY CLUSTER) |             |                          |                |
| MIN. AREA (S.F.)                            |             | 2,500                    |                |
| MIN. WIDTH                                  |             | N/A (PRD-1/S.F. CLUSTER) |                |
| MIN. DEPTH                                  |             | N/A (PRD-1/S.F. CLUSTER) |                |
| MIN. YARD SETBACKS                          |             | TBD AT SITE PLAN REVIEW  |                |
| PROVIDED DIMENSIONS                         |             |                          |                |
| MIN. AREA (S.F.)                            |             | 4,203.2 (LOT 19)         |                |
| MIN. WIDTH                                  |             | 40'                      |                |
| MIN. DEPTH                                  |             | 102.77' (LOT 18/19)      |                |
| MIN. FRONT SETBACK                          |             | 20'                      |                |
| MIN. REAR SETBACK                           |             | 25'                      |                |
| MIN. SIDE SETBACK                           |             | 10'                      |                |
| LOT COVERAGE & IMPERVIOUS CALCULATIONS      |             |                          |                |
| LOT NO.                                     | AREA (S.F.) | COVERAGE (%)             | IMPERVIOUS (%) |
| 1                                           | 4241        | 31.3%                    | 44.6%          |
| 2                                           | 4450        | 31.8%                    | 42.6%          |
| 3                                           | 4450        | 40.0%                    | 56.0%          |
| 4                                           | 4450        | 29.9%                    | 40.9%          |
| 5                                           | 5562        | 34.5%                    | 44.8%          |
| 6                                           | 4450        | 31.8%                    | 42.6%          |
| 7                                           | 4450        | 40.0%                    | 56.0%          |
| 8                                           | 4450        | 29.9%                    | 40.9%          |
| 9                                           | 4450        | 40.0%                    | 56.0%          |
| 10                                          | 4450        | 31.8%                    | 42.6%          |
| 11                                          | 4450        | 40.0%                    | 56.0%          |
| 12                                          | 4450        | 29.9%                    | 40.9%          |
| 13                                          | 4450        | 40.0%                    | 56.0%          |
| 14                                          | 5562        | 25.5%                    | 34.1%          |
| 15                                          | 4450        | 40.0%                    | 56.0%          |
| 16                                          | 4450        | 29.9%                    | 40.9%          |
| 17                                          | 4450        | 40.0%                    | 56.0%          |
| 18                                          | 4328        | 32.7%                    | 43.2%          |
| 19                                          | 4203        | 31.6%                    | 42.8%          |
| 20                                          | 6527        | 21.4%                    | 35.2%          |
| 21                                          | 5534        | 24.0%                    | 36.1%          |
| 22                                          | 5398        | 26.2%                    | 34.4%          |
| 23                                          | 4534        | 29.3%                    | 44.0%          |
| 24                                          | 5574        | 25.4%                    | 38.2%          |
| 25                                          | 4600        | 40.0%                    | 54.2%          |
| 26                                          | 4599        | 28.9%                    | 39.5%          |
| 27                                          | 4598        | 40.0%                    | 54.2%          |
| 28                                          | 4597        | 30.8%                    | 41.2%          |
| 29                                          | 4597        | 40.0%                    | 54.2%          |
| 30                                          | 4596        | 28.9%                    | 39.6%          |
| 31                                          | 4595        | 40.0%                    | 54.2%          |
| 32                                          | 4594        | 30.8%                    | 41.2%          |
| 33                                          | 4593        | 40.0%                    | 52.5%          |
| 34                                          | 4592        | 28.9%                    | 41.4%          |
| 35                                          | 4590        | 40.0%                    | 52.2%          |
| 36                                          | 5941        | 23.8%                    | 31.9%          |

| WATER & SEWER DEMAND CALCULATIONS |    |        |
|-----------------------------------|----|--------|
| WATER ERC TABLE (I ERC = 300 GPD) |    |        |
| ERC'S PER SINGLE FAMILY HOME      | 1  |        |
| SINGLE FAMILY HOMES               | 36 |        |
| TOTAL DEMAND (ERC/GPD)            | 36 | 10,800 |
| SEWER ERC TABLE (I ERC = 300 GPD) |    |        |
| ERC'S PER SINGLE FAMILY HOME      | 1  |        |
| SINGLE FAMILY HOMES               | 36 |        |
| TOTAL DEMAND (ERC/GPD)            | 36 | 10,800 |



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| NO. | DATE     | BY   | REVISION                           |
|-----|----------|------|------------------------------------|
| 1   | 2/8/16   | C.B. | ADD SIGHT TRIANGLE INFORMATION     |
| 2   | 12/18/16 | DML  | REVISED PER DRC COMMENTS (CYCLE 2) |
| 3   | 11/30/16 | DML  | REVISED PER DRC COMMENTS (CYCLE 3) |

Designed by: C.J.B. Date: 11/2016  
Drawn by: D.M.L. Date: 11/2016  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ  
Registered Engineer Number: 4181  
State of Florida Date: 01/03/17

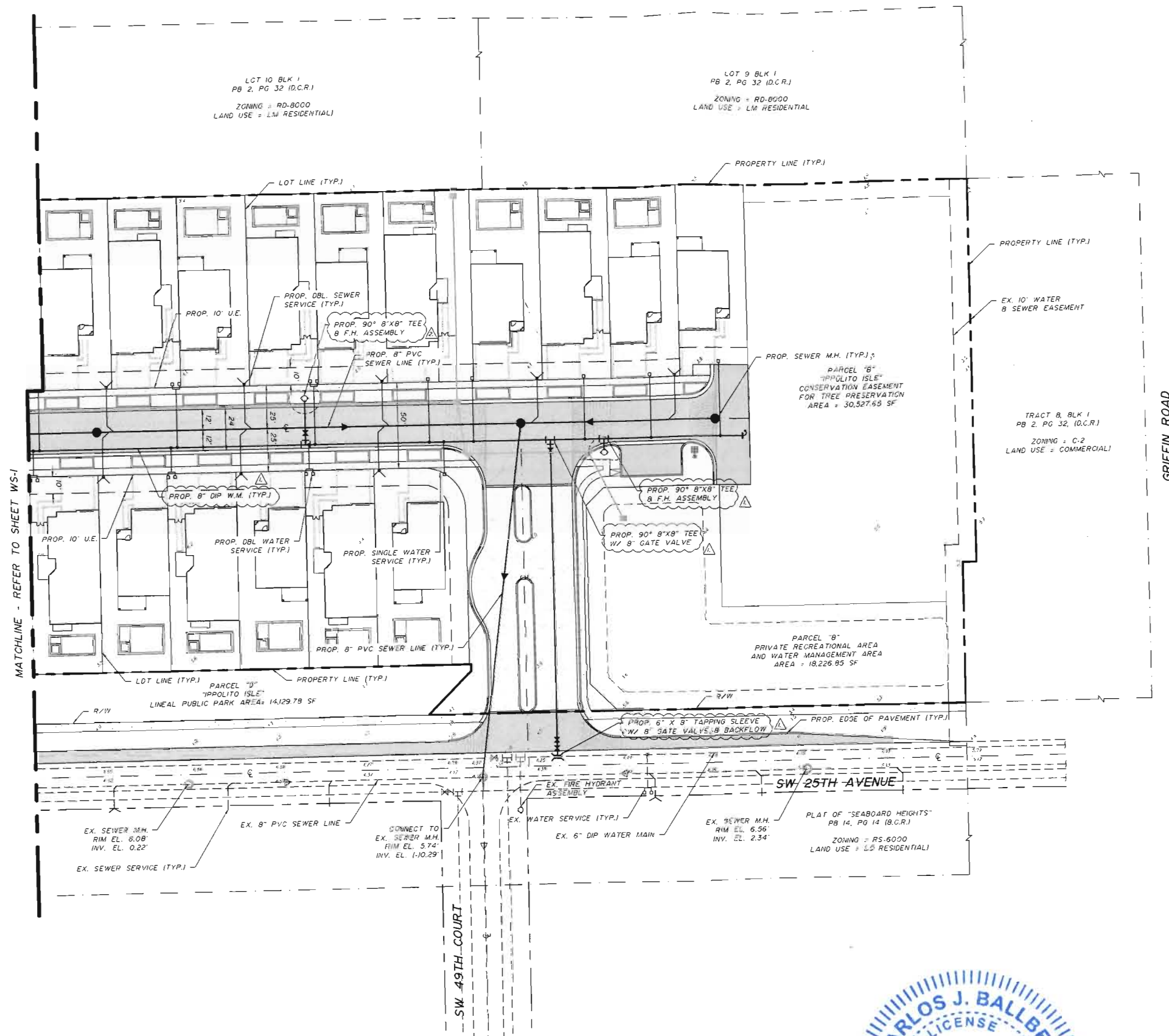
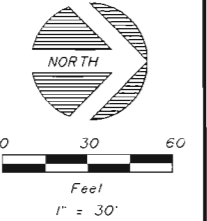
SITE PLAN  
WHISPERING OAKS  
THB ISLES, INC.

Project Number:  
201625  
Sheet Number:  
SP-2







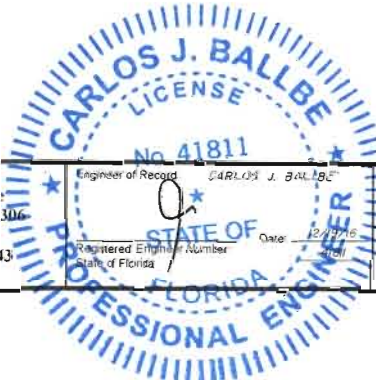


| NO. | DATE     | BY | REVISION                           | NO. | DATE | BY | REVISION |
|-----|----------|----|------------------------------------|-----|------|----|----------|
| 1   | 10/18/16 | DM | REVISED PER DRC COMMENTS (CYCLE 2) |     |      |    |          |
| 2   | 11/20/16 | DM | REVISED PER DRC COMMENTS (CYCLE 3) |     |      |    |          |

Designed by: C.J.B. Date: 3/2/16  
Drawn by: D.M.L. Date: 9/20/16  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343



CONCEPTUAL WATER AND SEWER SYSTEM  
PLAN  
WHISPERING OAKS  
THB ISLES, INC.

Project Number:  
201625  
Sheet Number:  
WS-2

# DRAINAGE STRUCTURE SCHEDULE

**I** TYPE "C" CATCH BASIN W/  
U.S.F.  
512-6143 FRAME & GRATE  
R.E. 5.25  
I.E. 0.50 N (PRB)  
0.50 E (PRB)  
0.50 W (PRB)

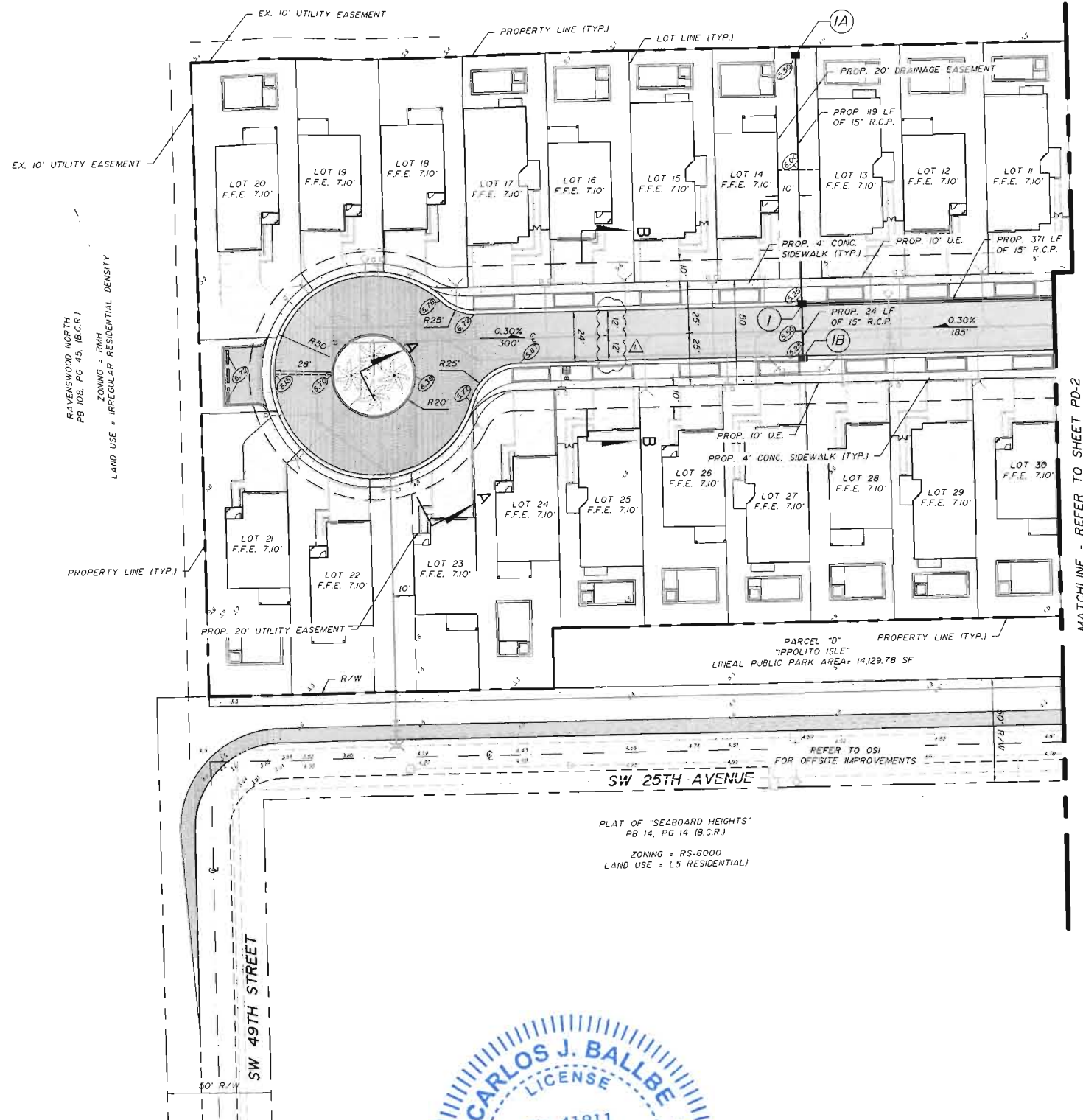
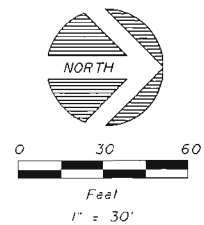
**IA** TYPE "C" CATCH BASIN W/  
U.S.F.  
512-6143 FRAME & GRATE  
R.E. 5.50  
I.E. 0.50 W (PRB)

**IB** TYPE "C" CATCH BASIN W/  
U.S.F.  
512-6143 FRAME & GRATE  
R.E. 5.25  
I.E. 0.50 E

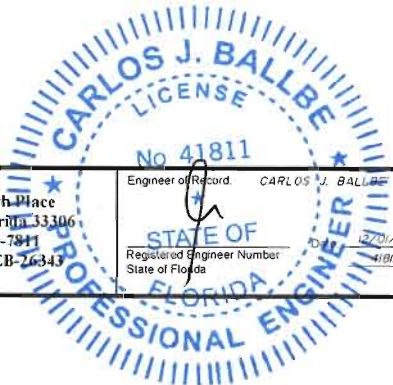
RAVENSWOOD NORTH  
PB 108, PG 43 (B.C.R.)  
ZONING = RMH  
LAND USE = IRREGULAR RESIDENTIAL DENSITY

CHAPMAN'S SUBDIVISION  
PB 128, PG 1 (B.C.R.)  
ZONING = RD-8000  
LAND USE = LM RESIDENTIAL

LOT 10 BLK 1  
PB 2, PG 32 (D.C.R.)  
ZONING = RD-8000  
LAND USE = LM RESIDENTIAL



MATCHLINE - REFER TO SHEET PD-2



| REVISION | NO. | DATE | BY | REVISION |
|----------|-----|------|----|----------|
|          |     |      |    |          |
|          |     |      |    |          |
|          |     |      |    |          |
|          |     |      |    |          |

Designed by: C.J.B. Date: 9/20/16  
Drawn by: D.M.L. Date: 9/20/16  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

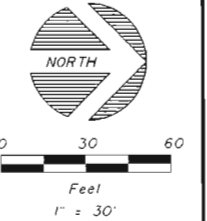
**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ  
Registered Engineer Number: 41811  
State of Florida

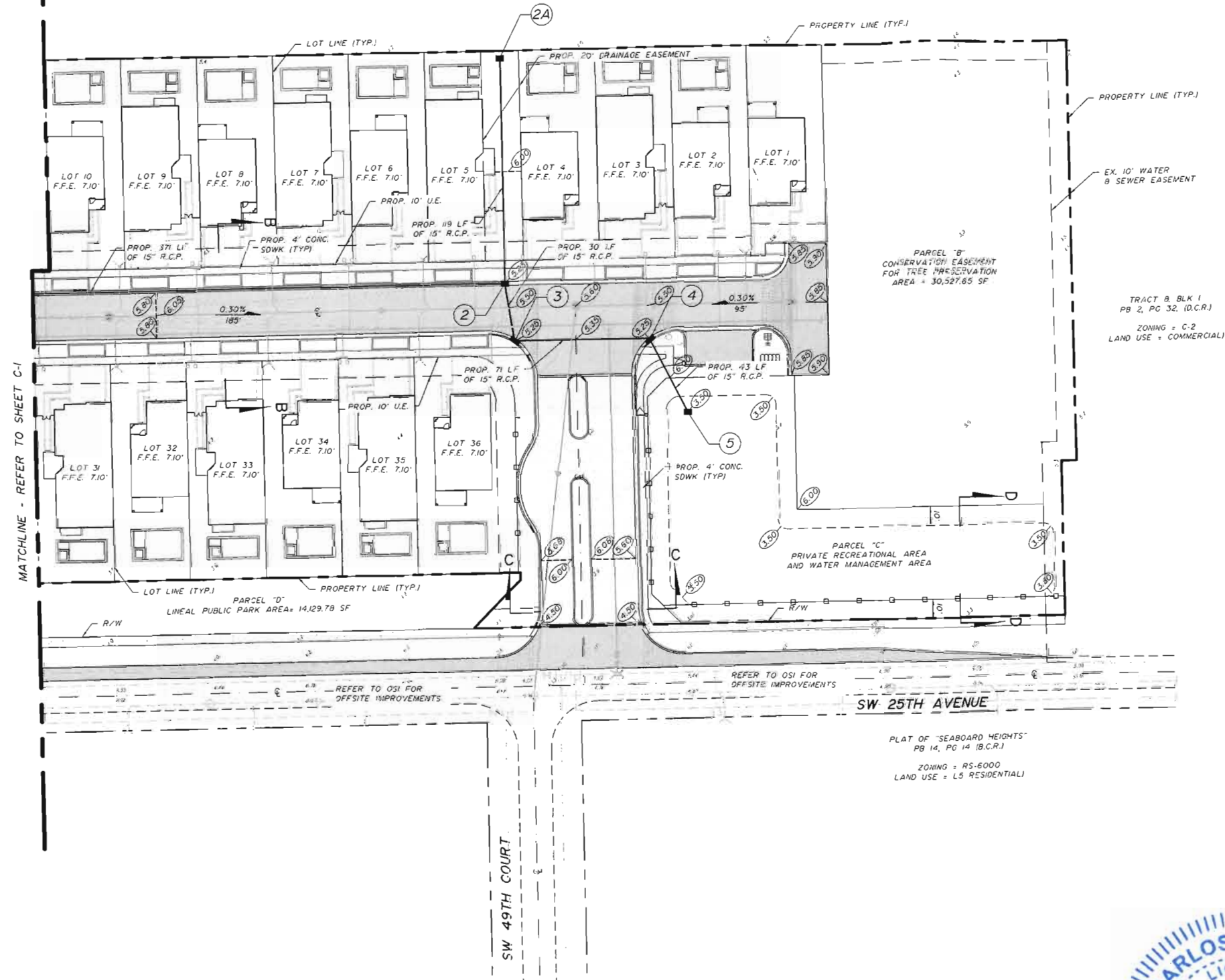
CONCEPTUAL PAVING AND DRAINAGE SYSTEM  
PLAN  
**WHISPERING OAKS**  
THB ISLES, INC.

Project Number  
**201625**  
Sheet Number  
**PD-1**



LOT 10 BLK 1  
PB 2, PG 32 (D.C.R.)  
ZONING = RD-8000  
LAND USE = LM RESIDENTIAL

LOT 9 BLK 1  
PB 2, PG 32 (D.C.R.)  
ZONING = RD-8000  
LAND USE = LM RESIDENTIAL



### DRAINAGE STRUCTURE SCHEDULE

- |                                                                                                                                 |                                                                                            |                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| ② TYPE "C" CATCH BASIN W/<br>U.S.F.<br>512-6143 FRAME B GRATE<br>R.E. 3.25<br>I.E. 0.50 S (PRB)<br>0.50 W (PRB)<br>0.50 E (PRB) | ②A TYPE "C" CATCH BASIN W/<br>U.S.F.<br>512-6143 FRAME B GRATE<br>R.E. 5.50<br>I.E. 0.50 E | ③ TYPE "C" CATCH BASIN W/<br>U.S.F.<br>512-6143 FRAME B GRATE<br>R.E. 5.25<br>I.E. 0.50 N (PRB)<br>0.50 W (PRB) |
| ④ TYPE "C" CATCH BASIN W/<br>U.S.F.<br>512-6143 FRAME B GRATE<br>R.E. 5.25<br>I.E. 0.50 NE (PRB)<br>0.50 S (PRB)                | ⑤ TYPE "C" CATCH BASIN W/<br>U.S.F.<br>512-6143 FRAME B GRATE<br>R.E. 3.50<br>I.E. 0.50 SW |                                                                                                                 |

GRIFFIN ROAD

TRACT B BLK 1  
PB 2, PG 32 (D.C.R.)  
ZONING = C-2  
LAND USE = COMMERCIAL

SW 25TH AVENUE

PLAT OF "SEABOARD HEIGHTS"  
PB 14, PG 14 (B.C.R.)  
ZONING = RS-6000  
LAND USE = L5 RESIDENTIAL

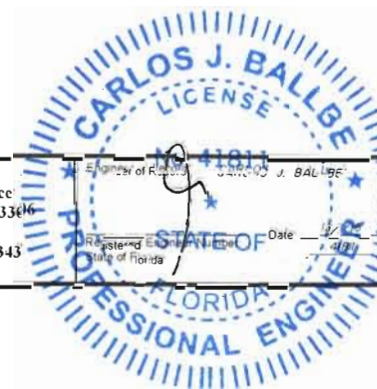
SW 49TH COURT

| NO. | DATE     | BY     | REVISION                           | NO. | DATE | BY | REVISION |
|-----|----------|--------|------------------------------------|-----|------|----|----------|
| 1   | 10/28/16 | D.M.J. | REVISED PER DRC COMMENTS (REVISED) |     |      |    |          |

Designed by: C.J.B. Date: 3/20/15  
Drawn by: D.M.J. Date: 9/20/16  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

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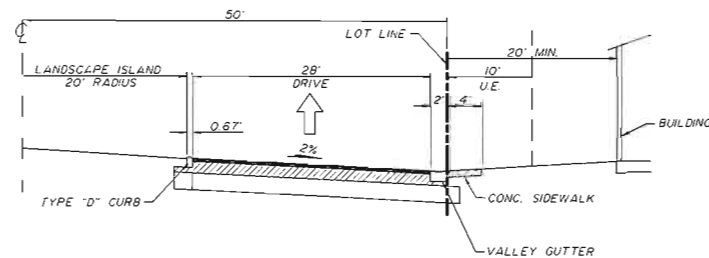
2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343



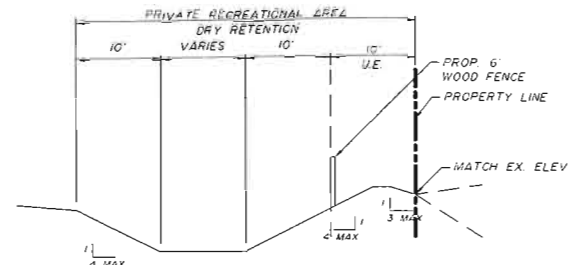
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PLAN  
WHISPERING OAKS  
THB ISLES, INC.

Project Number  
201625  
Sheet Number  
PD-2

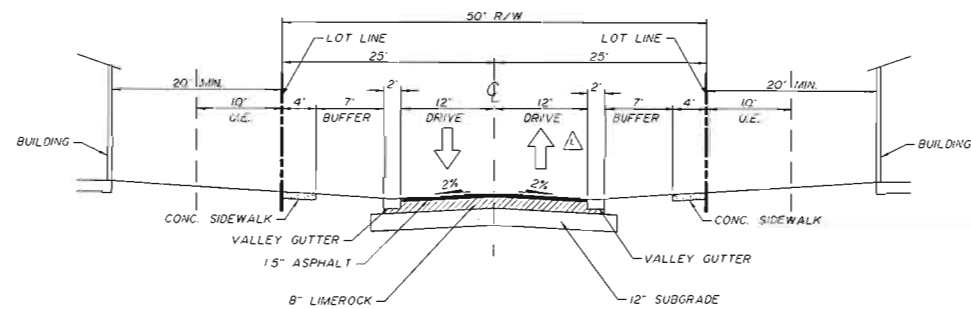




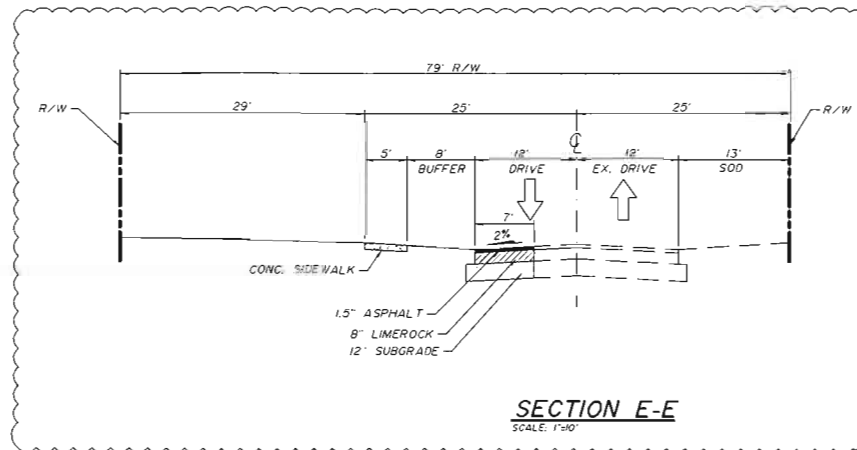
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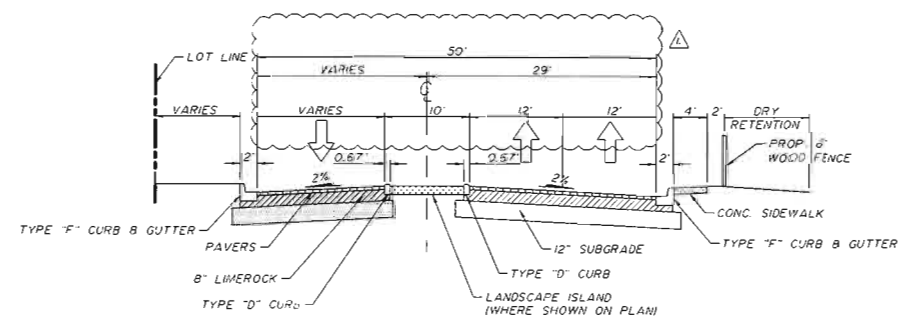
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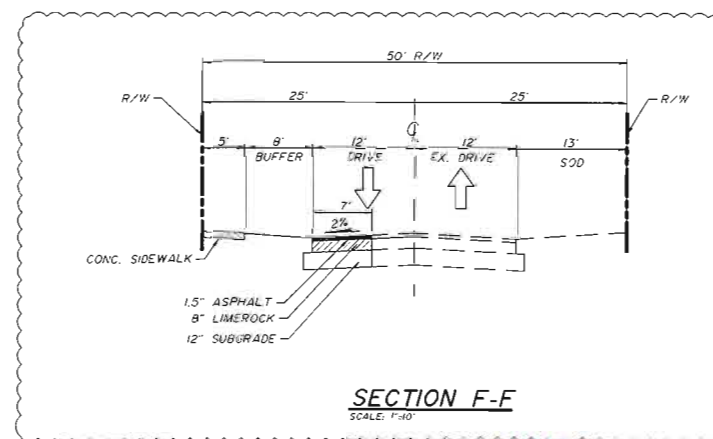
**SECTION B-B**  
SCALE: 1"=10'



**SECTION E-E**  
SCALE: 1"=10'



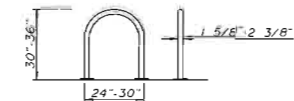
**SECTION C-C**  
SCALE: 1"=10'



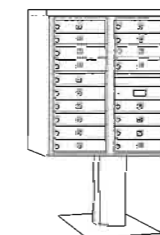
**SECTION F-F**  
SCALE: 1"=10'

**PAVEMENT NOTES:**

1. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUBGRADE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-190. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE APPROXIMATELY ONE DENSITY FOR EVERY 7000 SQUARE FEET OF ROAD.
2. LIMEROCK BASE SHALL BE 8" PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 100. SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 70, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-190 UNDER ALL PAVED AREAS.
3. PAVERS SHALL HAVE A MINIMUM SURFACE LOAD CAPACITY OF 32 TONS.



**BIKE RACK DETAIL C-1**  
NTS



**MAILBOX - 3410D-18**  
RTS

| NO. | DATE     | BY  | REVISION                             | NO. | DATE | BY | REVISION |
|-----|----------|-----|--------------------------------------|-----|------|----|----------|
| 1   | 11/30/18 | DML | REVISED PER DRG. COMMENT'S CYCLE III |     |      |    |          |

Designed by: C.J.B. Date: 9/2016  
 Drawn by: D.M.L. Date: 9/2016  
 Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

**BALLBÉ & ASSOCIATES**  
 Civil Engineering • Planning • Surveying

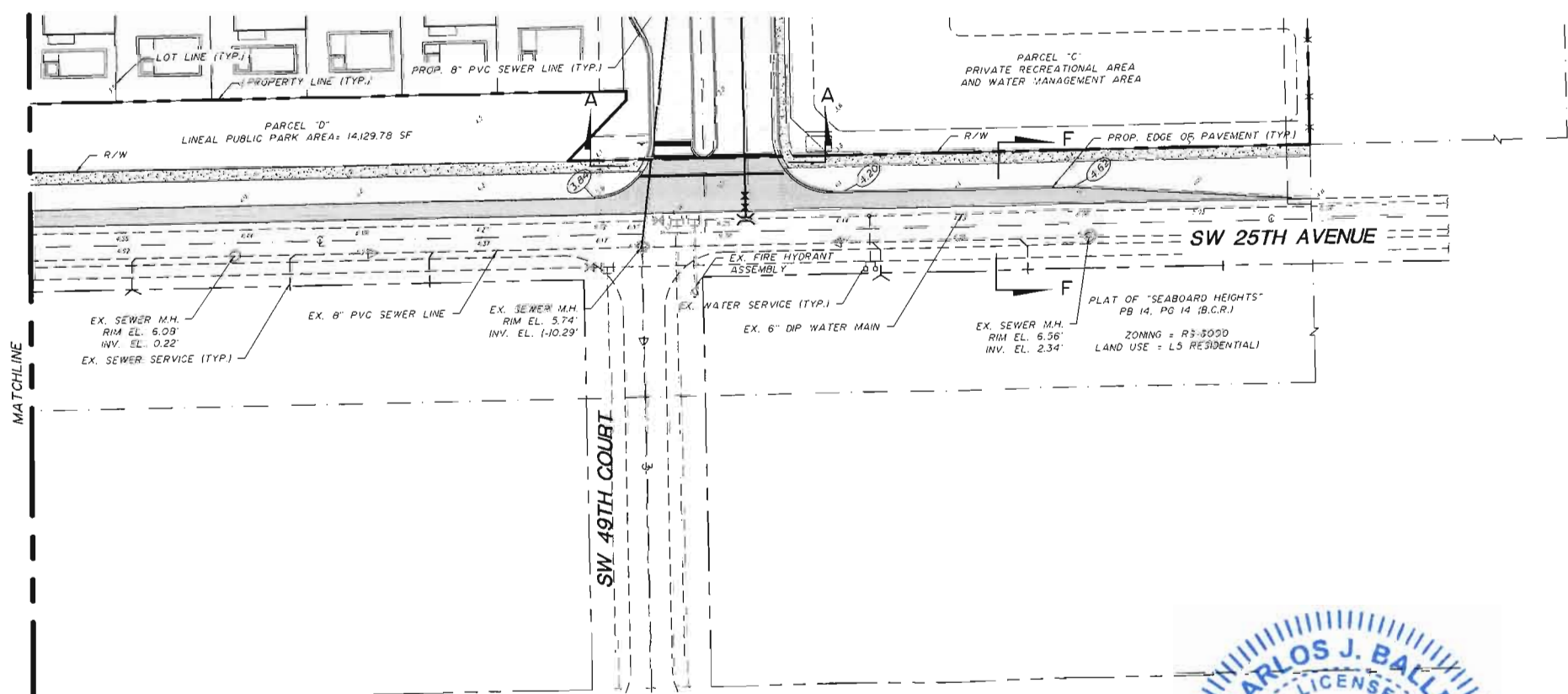
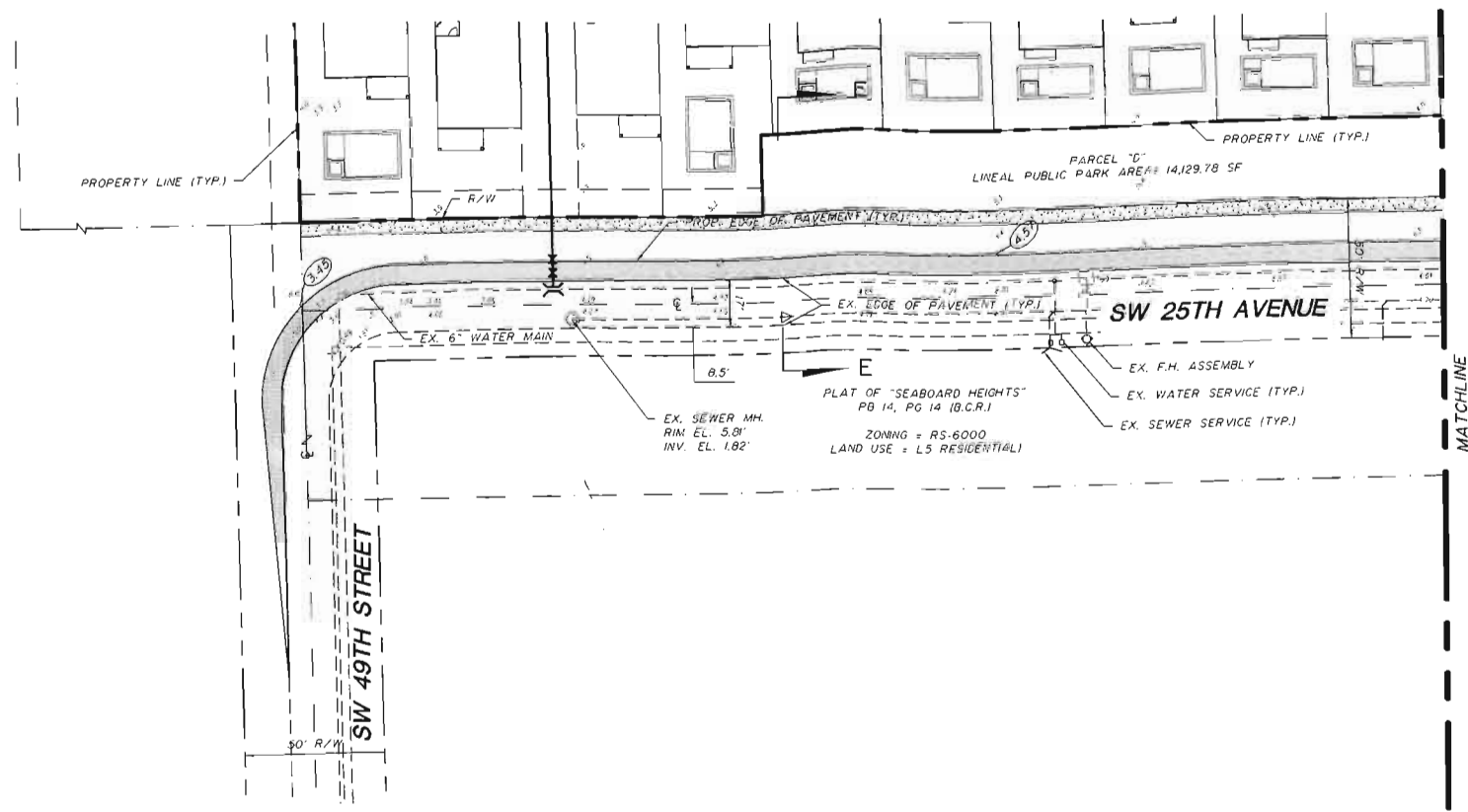
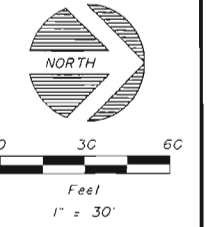
2737 Northeast 30th Place  
 Fort Lauderdale, Florida 33306  
 Phone: (954) 491-7811  
 Authorization No. EB-26343



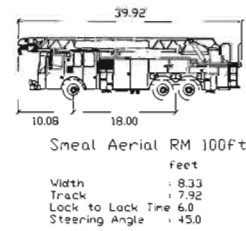
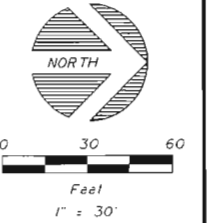
**CONCEPTUAL PAVING AND DRAINAGE SYSTEM**  
 TYPICAL SECTIONS AND DETAILS  
**WHISPERING OAKS**  
 THB ISLES, INC.

Project Number  
**201625**  
 Sheet Number  
**PD-3**

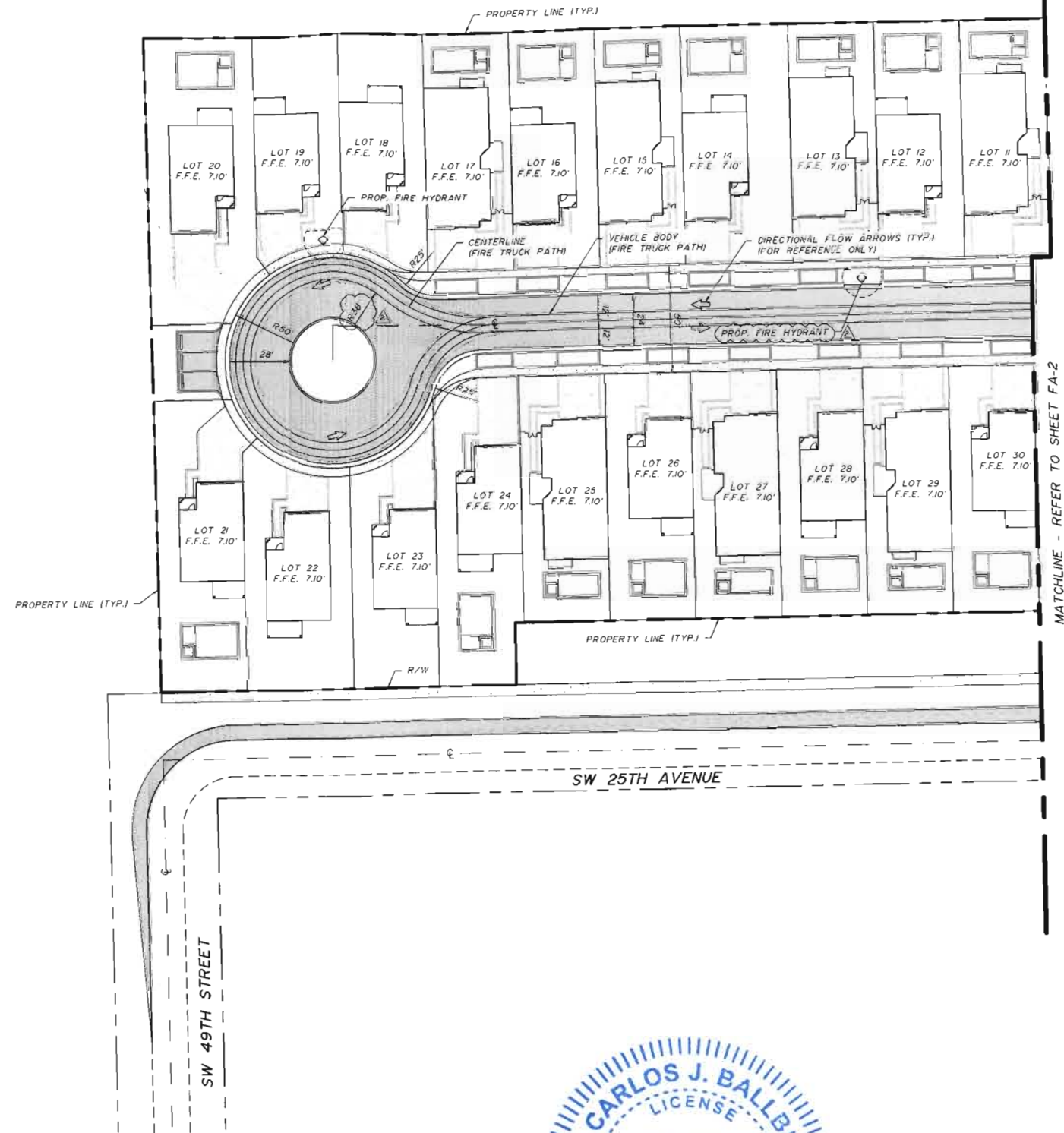




|     |      |    |          |                                                |      |    |          |                                                                                                                                                                                                                                 |                                                                                                                    |  |  |                                    |                           |  |  |                      |                         |
|-----|------|----|----------|------------------------------------------------|------|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------|---------------------------|--|--|----------------------|-------------------------|
|     |      |    |          | Designed by <u>C.J.B.</u> Date: <u>9/20/16</u> |      |    |          | <div><div>CARLOS J. BALLBE</div><div>LICENSE</div><div>No. 41811</div><div>Engineer of Record CARLOS J. BALLBE</div><div>9</div><div>REGISTERED ENGINEER</div><div>STATE OF FLORIDA</div><div>Professional Engineer</div></div> | 2737 Northeast 30th Place<br>Fort Lauderdale, Florida 33306<br>Phone: (954) 491-7811<br>Authorization No. EB-26343 |  |  |                                    | SITE PLAN<br>OFFSITE PLAN |  |  |                      | Sheet Number:<br>201625 |
|     |      |    |          | Drawn by <u>D.M.L.</u> Date: <u>9/20/16</u>    |      |    |          |                                                                                                                                                                                                                                 |                                                                                                                    |  |  | WHISPERING OAKS<br>THB ISLES, INC. |                           |  |  | Sheet Number:<br>OSI |                         |
|     |      |    |          | Checked by _____ Date: _____                   |      |    |          |                                                                                                                                                                                                                                 |                                                                                                                    |  |  |                                    |                           |  |  |                      |                         |
| NO. | DATE | BY | REVISION | NO.                                            | DATE | BY | REVISION | Civil Engineering • Planning • Surveying                                                                                                                                                                                        |                                                                                                                    |  |  |                                    |                           |  |  |                      |                         |



**FIRE TRUCK DIMENSIONS**

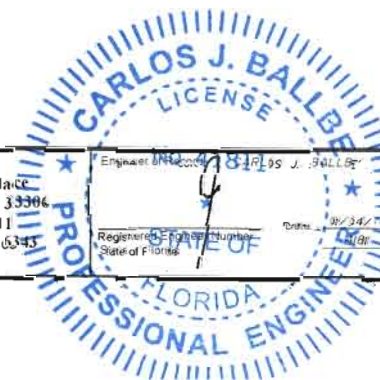


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|-----|------------|----|----------------------------------------|-----|------|----|----------|
| NO. | DATE       | BY | REVISION                               | NO. | DATE | BY | REVISION |
| 1   | 01/24/2017 | DM | REVISED PER LMC COMMENTS (PAGES 2 & 3) |     |      |    |          |
| 2   | 02/01/2018 | DM | SHEET ADDED PER LMC COMMENT'S (PAGE 4) |     |      |    |          |

Designed by: C.A.R. Date: 11/2016  
Drawn by: D.M.L. Date: 11/2016  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

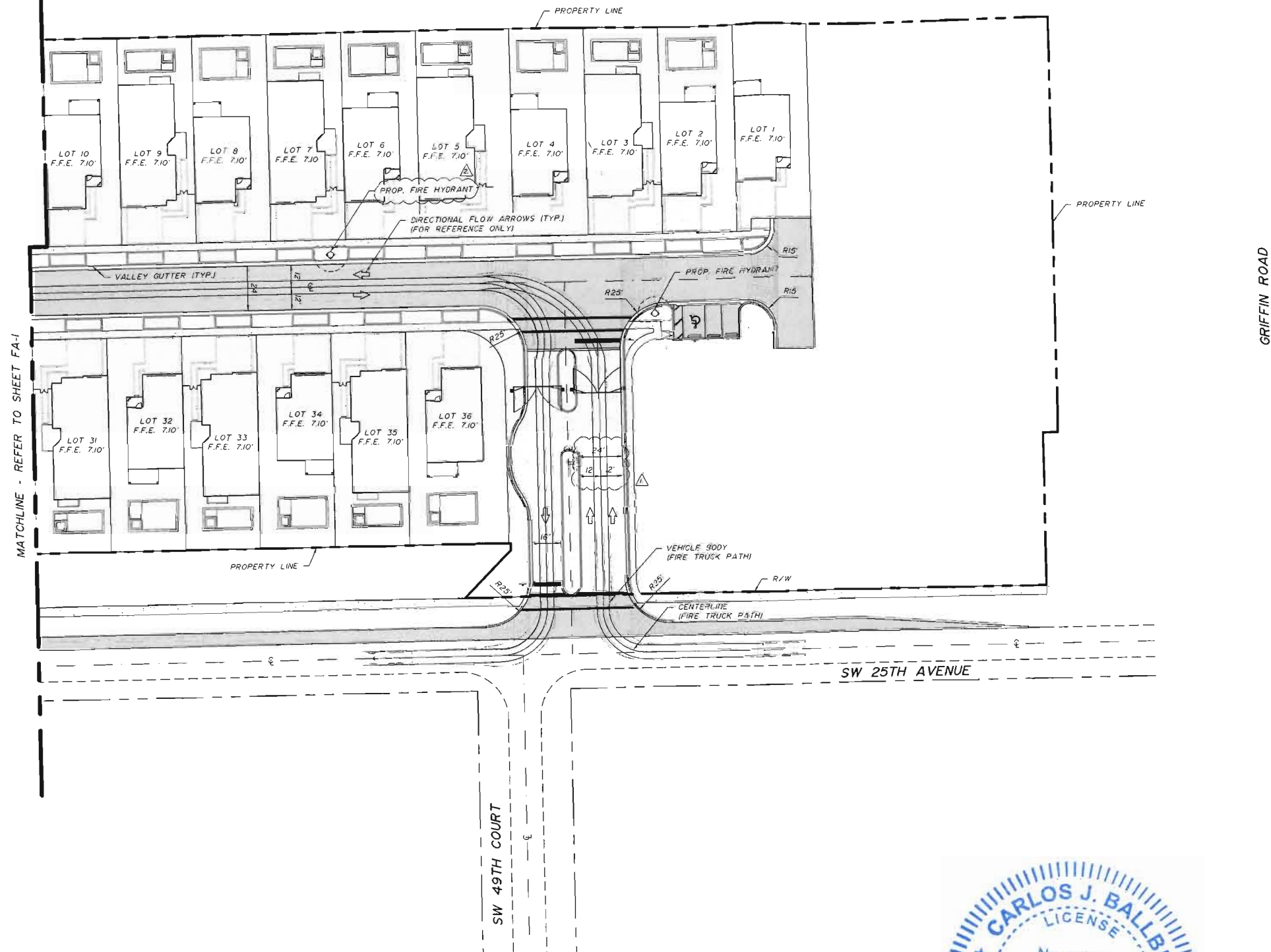
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Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343



**SITE PLAN**  
**FIRE ACCESS PLAN**  
**WHISPERING OAKS**  
THB ISLES, INC.

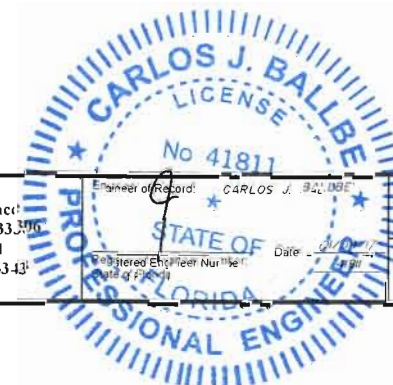
Project Number  
**201625**  
Sheet Number  
**FA-1**

[illegible]

Designed by C.R. Date: 11/2016  
 Drawn by D.M. Date: 11/2016  
 Checked by. \_\_\_\_\_ Date: \_\_\_\_\_

**BALLBÉ**  
**& ASSOCIATES**  
 Civil Engineering • Planning • Surveying

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Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-263431

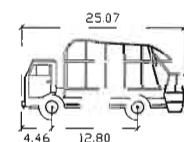
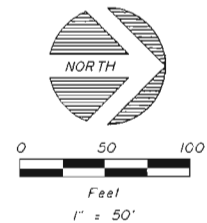


*SITE PLAN*  
*FIRE ACCESS PLAN*  
*WHISPERING OAKS*  
*THB ISLES, INC.*

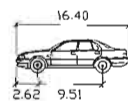
Project Number  
201625

Sheet Number  
FA-2 



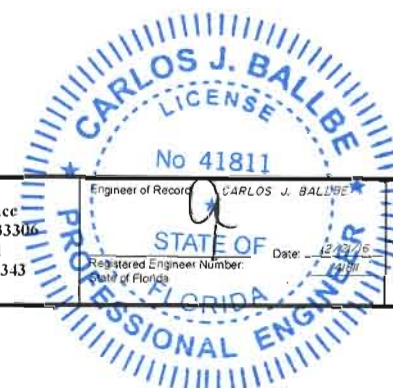
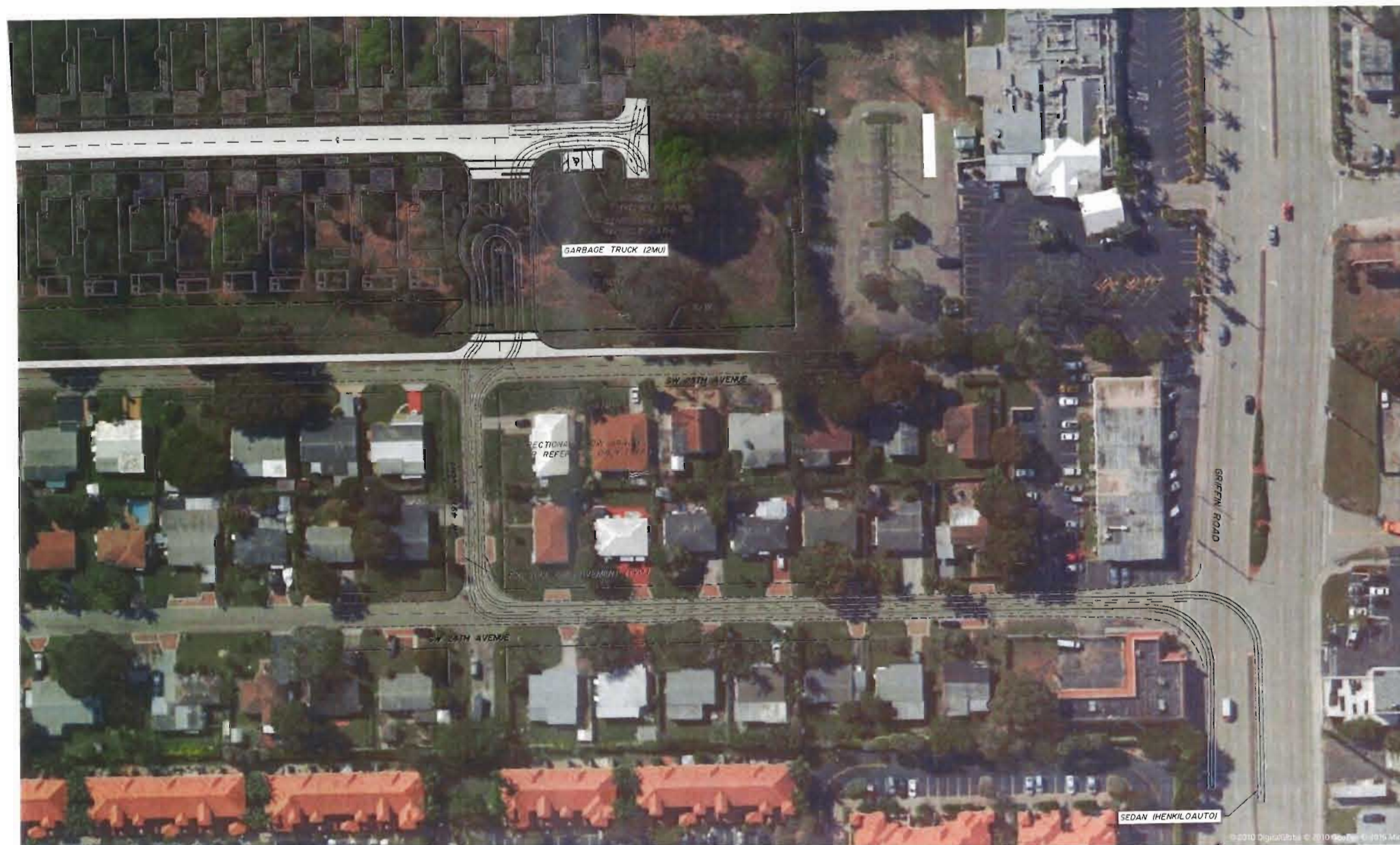


2MU      feet  
Width      : 8.20  
Track      : 8.20  
Lock to Lock Time 6.0  
Steering Angle : 40.8



Henkiloauto      feet  
Width      : 5.91  
Track      : 5.91  
Lock to Lock Time 6.0  
Steering Angle : 37.2

**VEHICLE DIMENSIONS**



| NO. | DATE       | BY  | REVISION                               | NO. | DATE | BY | REVISION |
|-----|------------|-----|----------------------------------------|-----|------|----|----------|
| 1   | 12/21/2016 | DAL | SHEET ADDED PER DRC COMMENTS (CYCLE 2) |     |      |    |          |

Designed by: C.J.B. Date: 12/2016  
Drawn by: D.M.L. Date: 12/2016  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

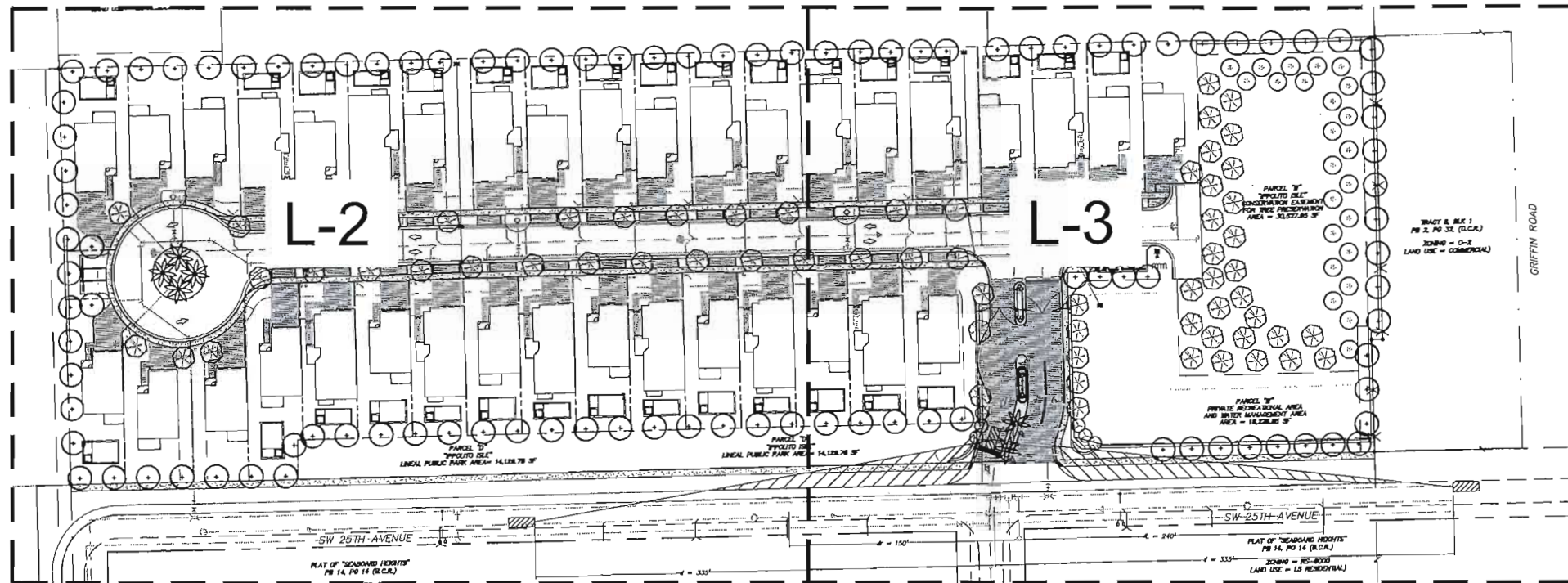
2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ  
Registered Engineer Number: 41811  
State of Florida

**SITE PLAN**  
**TRAFFIC CIRCULATION PLAN**  
**WHISPERING OAKS**  
THB ISLES, INC.

Project Number:  
**201625**  
Sheet Number:  
**TC-1**





## KEY PLAN

Scale: NTS

### SHEET INDEX

- L-1 INDEX
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE TYPICAL
- L-5 LANDSCAPE TYPICAL
- L-6 LANDSCAPE TYPICAL
- L-7 LANDSCAPE DETAILS

### NOTE:

- PLANS WILL BE ADJUSTED AFTER TREE SURVEY IS CONDUCTED TO ENSURE AS MANY TREES AS POSSIBLE WILL BE PROTECTED ON SITE.
- NO TREES WILL BE REMOVED PRIOR TO OBTAINING A TREE REMOVAL PERMIT FROM THE CITY OF DANIA BEACH.

### LANDSCAPE LIST

| TREES                   |             |                                           |                               |
|-------------------------|-------------|-------------------------------------------|-------------------------------|
| SYMBOL                  | QUAN.       | PROPOSED MATERIAL                         | DESCRIPTION                   |
|                         | 6           | Magnolia grandiflora 'Little Gem'         | 10' HT. X 4" SPR. 2.5" DBH    |
|                         |             | LITTLE GEM MAGNOLIA                       | F.G.                          |
|                         | 69          | *Simarouba glauca                         | 14' HT. X 4" SPR. 2" DBH.     |
|                         |             | PARADISE TREE                             | F.G.                          |
|                         | 103         | *Platanus occidentalis                    | 14' HT. X 4" SPR. 2" DBH.     |
|                         |             | SYCAMORE                                  | F.G.                          |
|                         | 24          | *Swietenia mahagoni                       | 12' HT. X 4" SPR. 2" DBH.     |
|                         |             | MAHOGANY                                  | F.G.                          |
|                         | 6           | *Roystonea elata                          | 20-22' O.A. HT., 6" GREYWOOD  |
|                         |             | ROYAL PALM                                | F.G., MATCHED HTS.            |
| SHRUBS AND GROUNDCOVERS |             |                                           |                               |
| SYMBOL                  | QUAN.       | PROPOSED MATERIAL                         | DESCRIPTION                   |
| AN                      | 65          | Annuals                                   | FILL 4 PLANTED POTS           |
|                         |             | CONTRACTOR TO SELECT SPECIES TO FILL AREA |                               |
| CE                      | 432         | *Conocarpus erectus                       | 24" HT. X 24" SPR. / 24" O.C. |
|                         |             | GREEN BUTTWOOD                            | 3 GAL.                        |
| CES                     | 44          | *Conocarpus erectus 'sericeus'            | 24" HT. X 24" SPR. / 24" O.C. |
|                         |             | SILVER BUTTWOOD                           | 3 GAL.                        |
| CFR                     | 6           | Cordyline fruticosa 'Red Sister'          | 4' O.A. HT. 4PPP              |
|                         |             | TI PLANT                                  | 3 GAL.                        |
| PL                      | 347         | Penias lanceolata 'New Look Purple'       | 12" HT. X 12" SPR. / 12" O.C. |
|                         |             | DWARF PENTAS                              | 1 GAL.                        |
| FM                      | 85          | Ficus microcarpa 'Green Island'           | 15" HT. X 15" SPR. / 15" O.C. |
|                         |             | GREEN ISLAND FICUS                        | 3 GAL.                        |
| IT                      | 130         | Ixora taiwanese 'Dwarf'                   | 18" HT. X 18" SPR. / 18" O.C. |
|                         |             | DWARF IXORA                               | 3 GAL.                        |
| LAWN                    | As Required | Stenotaphrum secundatum 'Florafam'        | SOLID EVEN SOD                |
|                         |             | ST. AUGUSTINE GRASS                       |                               |

\* DENOTES NATIVE SPECIES

### LEGEND

- \*1 TREE REQUIRED FOR PERIMETER BUFFER
  - \*2 TREE REQUIRED FOR V.U.A.
  - \*3 TREE REQUIRED FOR NON-V.U.A.
- ALL TREES IN SINGLE FAMILY LOTS TO BE COUNTED AS \*2 TREES

### LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

| Zoning: <u>PRD-1</u>                                               | Net Lot Area <u>6.228</u> acres <u>271,291.68</u> s.f. |                   |
|--------------------------------------------------------------------|--------------------------------------------------------|-------------------|
| BUFFER REQUIREMENTS                                                |                                                        |                   |
| A. Perimeter Buffers for V.U.A.                                    |                                                        |                   |
| Abutting Public R.O.W.                                             |                                                        |                   |
| - 10' buffer with one tree per every 30 L.F. with continuous hedge | <u>13 TREES</u>                                        | <u>13 TREES</u>   |
| B. Perimeter Buffers                                               |                                                        |                   |
| Abutting Public Land                                               |                                                        |                   |
| - 5' buffer with one tree per every 30 L.F. with continuous hedge  | <u>19 TREES</u>                                        | <u>19 TREES</u>   |
| Abutting Residential                                               |                                                        |                   |
| - 5' buffer with one tree per every 30 L.F. with continuous hedge  | <u>42 TREES</u>                                        | <u>42 TREES</u>   |
| Abutting Commercial                                                |                                                        |                   |
| - 5' buffer with one tree per every 30 L.F. with continuous hedge  | <u>10 TREES</u>                                        | <u>10 TREES</u>   |
| - 312 L.F. abutting commercial                                     | <u>156 SHRUBS</u>                                      | <u>358 SHRUBS</u> |
| TOTAL BUFFER PLANTINGS (A+B)                                       | <u>84 TREES</u>                                        | <u>84 TREES</u>   |
|                                                                    | <u>156 SHRUBS</u>                                      | <u>358 SHRUBS</u> |

### INTERIOR LANDSCAPE REQUIREMENTS

|                                                                                             | REQUIRED           | PROVIDED            |
|---------------------------------------------------------------------------------------------|--------------------|---------------------|
| A. V.U.A. Landscape Requirement                                                             |                    |                     |
| - 20% of total V.U.A. to be dedicated to landscaping                                        | <u>7,468.47 SF</u> | <u>23,339.16 SF</u> |
| - 1 tree per 200 sqft of V.U.A.                                                             | <u>187 TREES</u>   | <u>187 TREES</u>    |
| - 37,342.35 sqft of V.U.A.                                                                  |                    |                     |
| B. Non-V.U.A. Landscape Requirement                                                         |                    |                     |
| Percentage of Non-V.U.A. Open Space: 30%-39% of site (31%)                                  | <u>34 TREES</u>    | <u>39 TREES</u>     |
| - 1 tree and 8 shrubs per 2,500 sqft                                                        | <u>270 SHRUBS</u>  | <u>270 SHRUBS</u> * |
| - 84,304.59 sqft of non-V.U.A. open space                                                   |                    |                     |
| C. Single Family Lot Landscaping                                                            |                    |                     |
| - 3 trees and 10 shrubs per lot (counts can be fulfilled from other landscape requirements) | <u>108 TREES</u>   | <u>108 TREES</u> *  |
|                                                                                             | <u>360 SHRUBS</u>  | <u>648 SHRUBS</u> * |
| TOTAL INTERIOR PLANTINGS                                                                    | <u>221 TREES</u>   | <u>226 TREES</u>    |
|                                                                                             | <u>360 SHRUBS</u>  | <u>772 SHRUBS</u>   |

\* 108 trees and 147 shrubs for single family lot landscaping to be counted towards Non-V.U.A. requirements also.

### OVERALL LANDSCAPE REQUIREMENTS

|                                                                | REQUIRED          | PROVIDED           |
|----------------------------------------------------------------|-------------------|--------------------|
| TOTAL OVERALL PLANTINGS                                        | <u>305 TREES</u>  | <u>310 TREES</u>   |
|                                                                | <u>516 SHRUBS</u> | <u>1130 SHRUBS</u> |
| A. 50% of total trees and shrubs provided to be native species | <u>153 TREES</u>  | <u>247 TREES</u>   |
|                                                                | <u>258 SHRUBS</u> | <u>995 SHRUBS</u>  |
| B. - 40% of proposed trees to be shade trees                   | <u>123 TREES</u>  | <u>247 TREES</u>   |
| - Of remaining 60%:                                            | <u>56 TREES</u>   | <u>24 TREES</u>    |
| - Less than 30% to be intermediate trees                       | <u>19 TREES</u>   | <u>6 TREES</u>     |
| - Less than 10% to be small trees                              | <u>37 PALMS</u>   | <u>112 PALMS</u>   |
| - Less than 20% to be palm trees                               |                   |                    |



NORTH



| Revisions:        | Date:      | By:  |
|-------------------|------------|------|
| 1. Initial Design | 11.02.2016 | W.H. |
| 2. Final Design   | 01.05.2017 | W.H. |
| 3. Final Design   | 01.05.2017 | W.H. |

|                  |  |
|------------------|--|
| Seal:            |  |
| Lic. # LA0000889 |  |
| Member: A.S.L.A. |  |

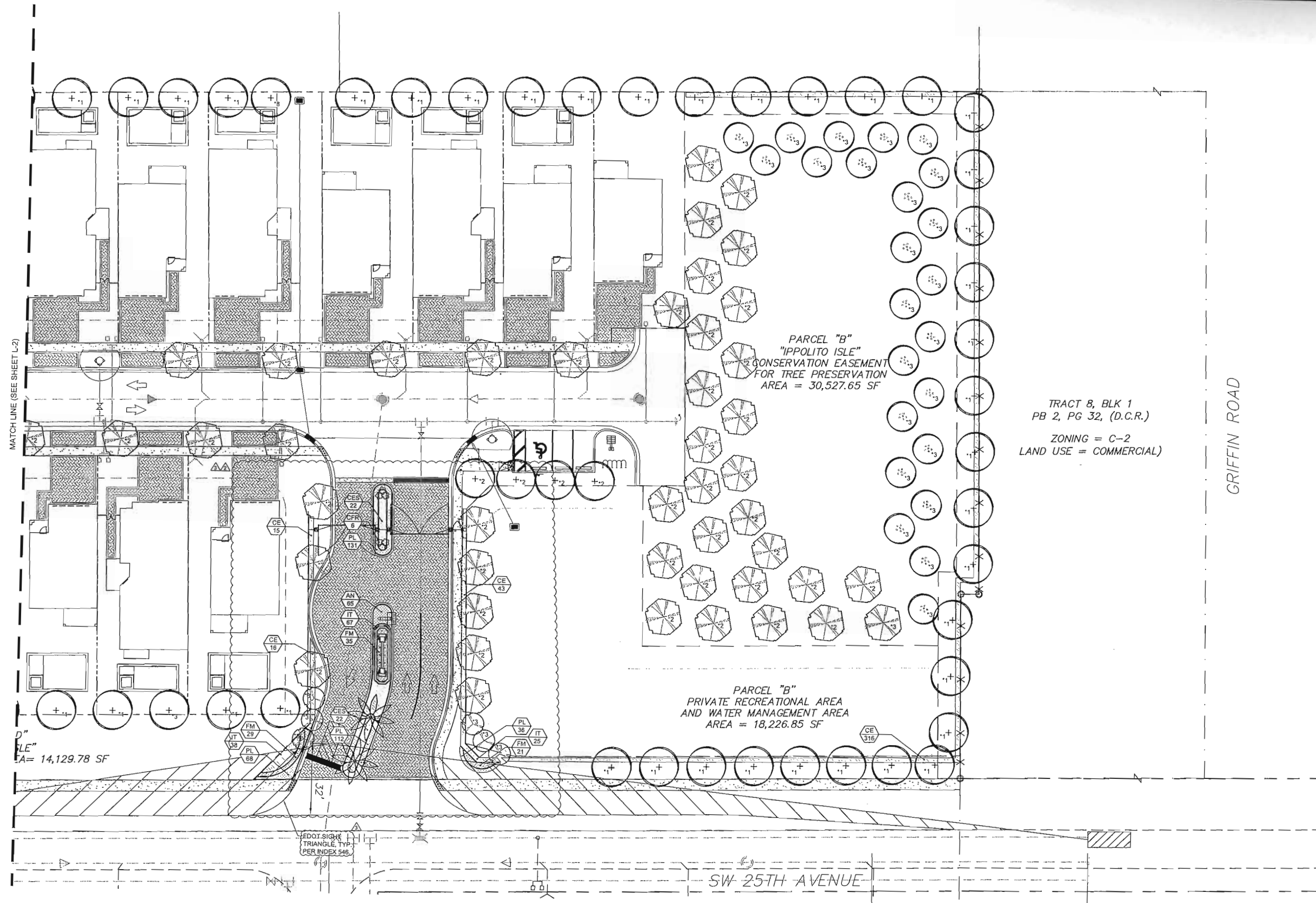
|                   |
|-------------------|
| Drawing: INDEX    |
| Date: 10/19/2016  |
| Scale: See Left   |
| Drawn by: TGW     |
| Sheet No.:        |
| Cad Id.: 2016-098 |

L-1







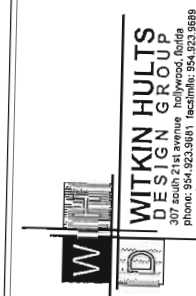


# LANDSCAPE PLAN

Scale: 1"=20'-0"

## LEGEND

- \*1 TREE REQUIRED FOR PERIMETER BUFFER
  - \*2 TREE REQUIRED FOR V.U.A.
  - \*3 TREE REQUIRED FOR NON-V.U.A.
- ALL TREES IN SINGLE FAMILY LOTS TO BE COUNTED AS \*2 TREES



WITKIN HULTS  
DESIGN GROUP  
INC.  
11000 Hollywood Blvd., Suite 200  
Hollywood, Florida 33025  
Phone: 954.923.9881  
Fax: 954.923.9889  
www.witkinhults.com

# WHISPERING OAKS DANIA BEACH, FL LANDSCAPE PLAN

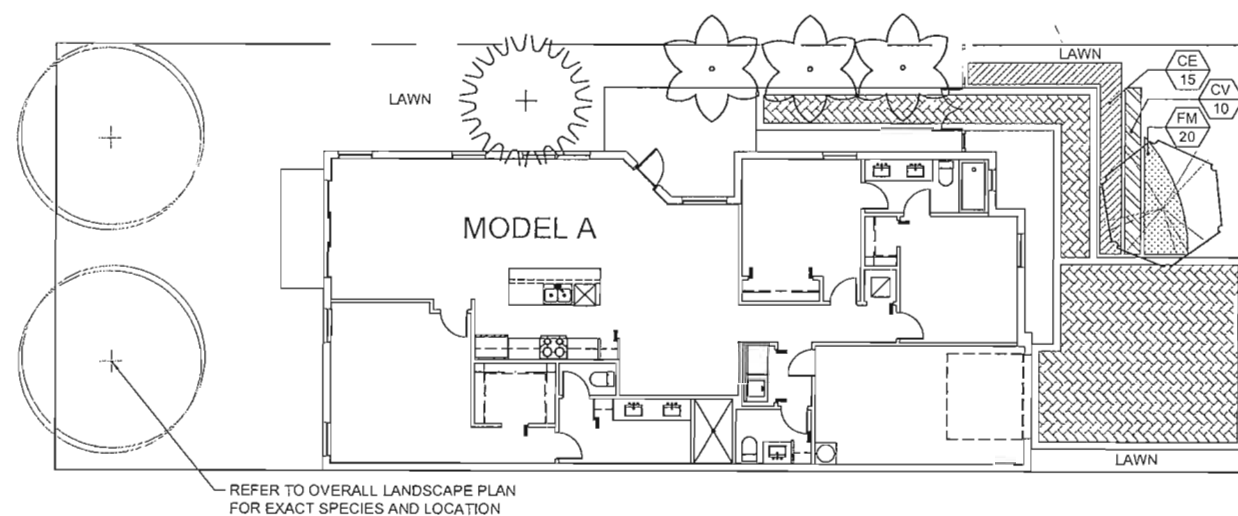
Project:

| Revisions:                       | Date:      | By: |
|----------------------------------|------------|-----|
| 1. Initial Design                | 11/22/2016 | TGW |
| 2. Revision of Site Plan to Draw | 01/26/2017 | TGW |
| 3. Final Design                  | 02/14/2017 | TGW |

Seal:  
  
Lic. # LA0000889  
Member: A.S.L.A.

Drawing: Landscape Plan  
Date: 10/19/2016  
Scale: See Left  
Drawn by: TGW  
Sheet No.:  
L-3  
Cad Id.: 2016-096





### MODEL A TYPICAL LANDSCAPE PLAN

Scale: 1"=8'-0"

## LANDSCAPE LIST

| TREES                                                                               |             |                                      |                               |
|-------------------------------------------------------------------------------------|-------------|--------------------------------------|-------------------------------|
| SYMBOL                                                                              | QUAN.       | PROPOSED MATERIAL                    | DESCRIPTION                   |
|  | 1           | *Coccoloba diversiflora              | 14" HT. X 4" SPR. 2" CAL.     |
|                                                                                     |             | PIGEON PLUM                          | F.G.                          |
|  | 1           | Tabebuia caraiba                     | 14" HT. X 4" SPR. 2" CAL.     |
|                                                                                     |             | YELLOW TRUMPET TREE                  | F.G.                          |
|  | 3           | *Sabal palmetto                      | 18" O.A. HT. MIN.             |
|                                                                                     |             | SABAL PALM                           | F.G.                          |
| SHRUBS AND GROUNDCOVERS                                                             |             |                                      |                               |
| SYMBOL                                                                              | QUAN.       | PROPOSED MATERIAL                    | DESCRIPTION                   |
| CE                                                                                  | 15          | *Conocarpus erectus                  | 24" HT. X 24" SPR. / 24" O.C. |
|                                                                                     |             | GREEN BUTTONWOOD                     | 3 GAL.                        |
| FM                                                                                  | 20          | Ficus microcarpa 'Green Island'      | 15" HT. X 15" SPR. / 15" O.C. |
|                                                                                     |             | GREEN ISLAND FICUS                   | 3 GAL.                        |
| CV                                                                                  | 7           | Codaleum variegatum 'Sloppy Painter' | 18" HT. X 18" SPR. / 18" O.C. |
|                                                                                     |             | YELLOW- GREEN CROTON                 | 3 GAL.                        |
| LAWN                                                                                | As Required | Stenotaphrum secundatum 'Floralam'   | SOLID EVEN SOD                |
|                                                                                     |             | ST. AUGUSTINE GRASS                  |                               |

\* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND  
DANIA BEACH

|                                                                                                        |                      |                       |
|--------------------------------------------------------------------------------------------------------|----------------------|-----------------------|
| <b>ZONE DISTRICT: PRD-1 (SINGLE FAMILY HOMES)</b>                                                      |                      |                       |
| Gross Land: 4,440 sq. ft. Net Land: 4,440 sq. ft. Water Bodies: 0                                      |                      |                       |
| <b>TREES:</b><br>Trees per Lot: 3<br>Note: 50% of required trees and/or palms shall be native species. | <b>REQ.</b><br><br>3 | <b>PROV.</b><br><br>3 |
| <b>TOTAL NUMBER OF TREES</b>                                                                           | 3                    | 3                     |
| <b>SHRUBS: (10 shrubs per lot)</b><br>50% shrubs/hedge shall be native species.                        | 10                   | 22                    |

Project:

[illegible]

Se

Uc. # LA0000889  
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 10/27/2016

Scale: See Left

Drawn by: TGW

Sheet No.:

Cad Id.: 2016-096

L-4

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Planning  
Department





Scale: 1"=8'-0"

\* DENOTES NATIVE SPECIES

| LANDSCAPE LEGEND                                                  |      |       |
|-------------------------------------------------------------------|------|-------|
| DANIA BEACH                                                       |      |       |
| ZONE DISTRICT: PRD-1 (SINGLE FAMILY HOMES)                        |      |       |
| Gross Land: 4,440 sq. ft. Net Land: 4,440 sq. ft. Water Bodies: 0 |      |       |
|                                                                   | REQ. | PROV. |
| TREES:                                                            |      |       |
| Trees per Lot: 3                                                  | 3    | 3     |
| Note: 50% of required trees and/or palms shall be native species. |      |       |
| TOTAL NUMBER OF TREES                                             | 3    | 3     |
| SHRUBS: (10 shrubs per lot)                                       |      |       |
| 50% shrubs/hedge shall be native species.                         | 10   | 17    |

[illegible]

eat:

ic. # LA0000889  
ember: A.S.L.A.

Drawing: Landscape Plan  
 Date: 10/27/2016  
 Scale: See Left  
 Drawn by: TGW  
 Sheet No.:

L-5

ad id.: 2016-096



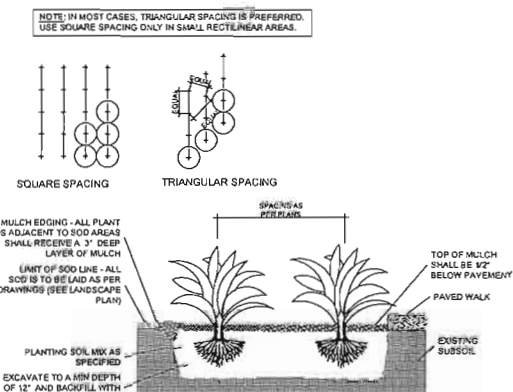
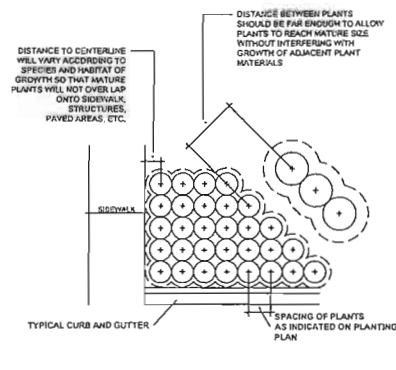
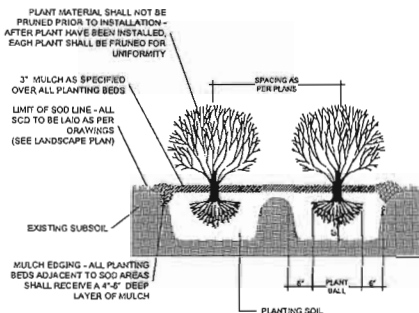
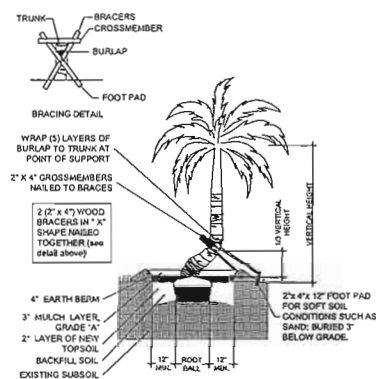
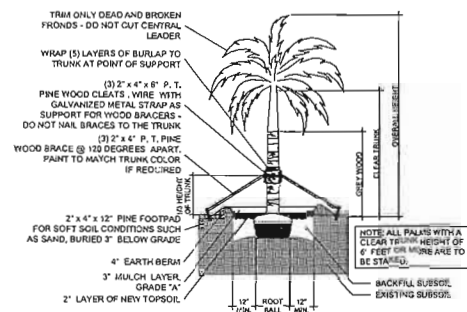
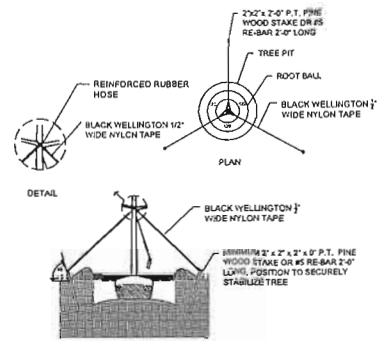
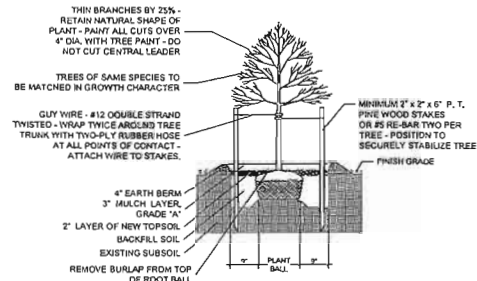
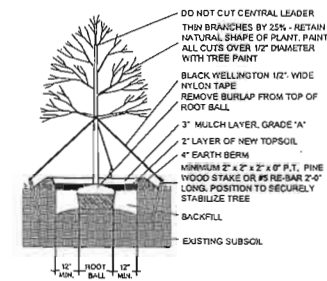


| LANDSCAPE LEGEND                                                                                                     |      |       |
|----------------------------------------------------------------------------------------------------------------------|------|-------|
| DANIA BEACH                                                                                                          |      |       |
| ZONE DISTRICT: PRD-1 (SINGLE FAMILY HOMES)                                                                           |      |       |
| Gross Land: 4,440 sq. ft. Net Land: 4,440 sq. ft. Water Bodies: 0                                                    |      |       |
|                                                                                                                      | REQ. | PROV. |
| <b>TREES:</b><br><b>Trees per Lot: 3</b><br><b>Note: 50% of required trees and/or palms shall be native species.</b> | 3    | 3     |
| <b>TOTAL NUMBER OF TREES</b>                                                                                         | 3    | 3     |
| <b>SHRUBS: (10 shrubs per lot)</b><br><b>50% shrubs/hedge shall be native species.</b>                               | 10   | 15    |

Drawing: Landscape Plan  
Date: 10/27/2016  
Scale: See Left  
Drawn by: TGW  
Sheet No.:  
  
L-6  
Cad Id.: 2016-096



L-6



PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Florata' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.

- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

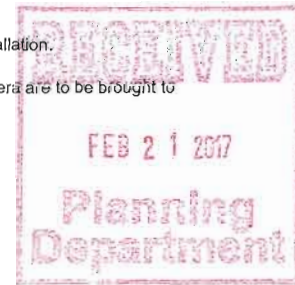
GENERAL NOTES:

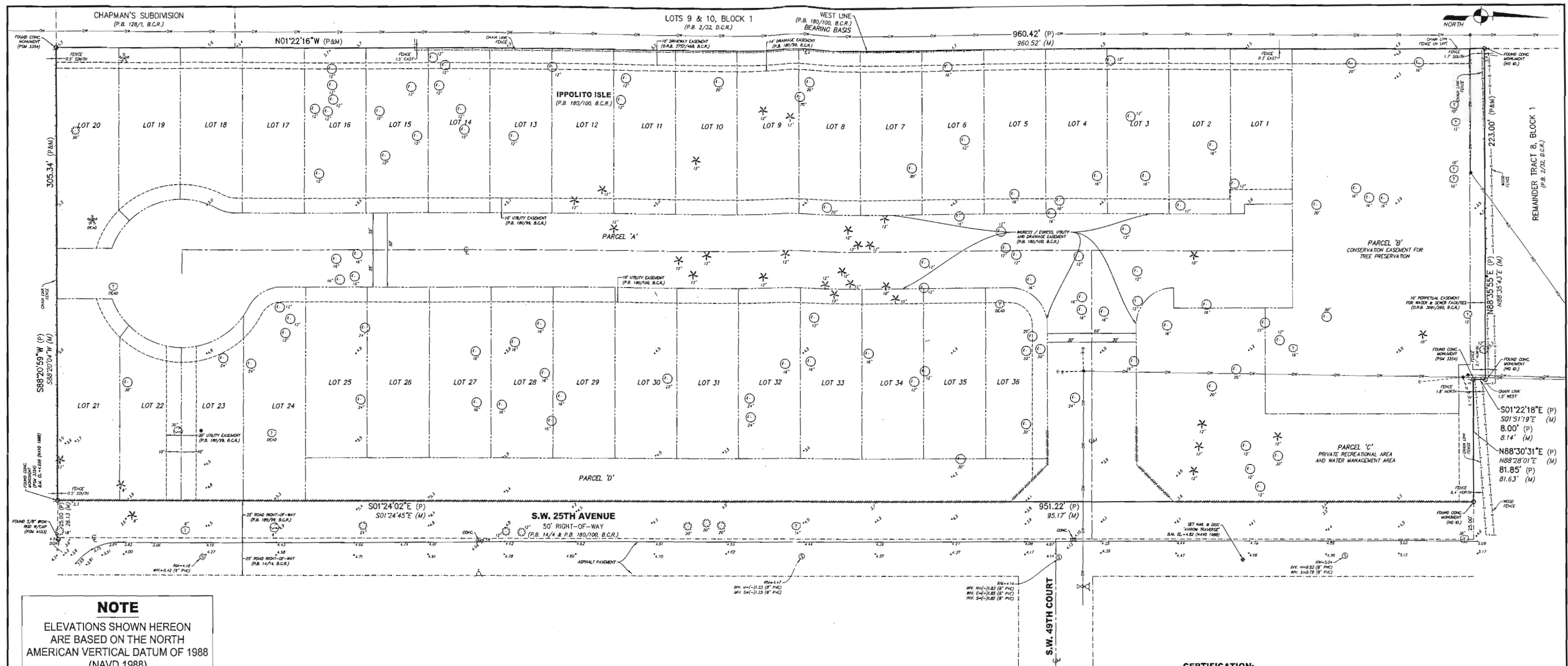
-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



**CERTIFICATION:**

All of, IPPOLITO ISLE, according to the Plat thereof as recorded in Plat Book 180, Page 100 of the Public Records of Broward County, Florida.

Sold lands lying in the City of Dania Beach, Broward County, Florida and containing 292,164 square feet (6.7072 acres) more or less.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the herein described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 53-17.050 through 53-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 12/13/2010

4700915

JOHN J. DOUGAN, P.L.S.  
Florida Registration No. 4409  
AVIROL & ASSOCIATES, INC.  
L.B. No. 3300

BOUNDARY & TOPOGRAPHIC SURVEY  
IPPOLITO ISLE

(P.B. 180, PG. 100, B.C.R.)  
CITY OF DANIA BEACH  
BROWARD COUNTY, FLORIDA

|          |            |     |       |
|----------|------------|-----|-------|
| JOB #:   | 10343      |     |       |
| SCALE:   | 1" = 30'   |     |       |
| DATE:    | 11/09/2016 |     |       |
| BY:      | W.R.E.     |     |       |
| CHECKED: | J.T.D.     |     |       |
| F.B.     | 1812       | PG. | 38-39 |
| SHEET:   | 1 OF 1     |     |       |

**NOTE**  
ELEVATIONS SHOWN HEREON  
ARE BASED ON THE NORTH  
AMERICAN VERTICAL DATUM OF 1988  
(NAVD 1988)

| <u>TREE LEGEND</u>                                                                  |                                            | <u>LEGEND</u>                                                                       |                                                     |
|-------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | BLACK OLIVE                                |  | BENCHMARK                                           |
|  | FICUS                                      |  | EXISTING ELEVATION                                  |
|  | OAK                                        |  | FIRE HYDRANT                                        |
|  | PALM                                       |  | GUY ANCHOR                                          |
|  | PINE                                       |  | NON-VEHICULAR ACCESS LINE<br>(P.B. 180/100, B.C.R.) |
|  | UNKNOWN SPECIES                            |  | OVERHEAD WIRES                                      |
|  | 1" DENOTES 12" DIAMETER<br>TRUNK (TYPICAL) |  | SANITARY MANHOLE                                    |
|                                                                                     |                                            |  | SIGN (UNLESS NOTED)                                 |
|                                                                                     |                                            |  | WOOD UTILITY POLE                                   |

**SURVEYOR'S REPORT:**

1. Reproductions of this sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown herein was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings shown herein are relative to a true meridian, based on the west line having a bearing of N02°22'15"W.
6. The entire property described herein lies within Flood Zones X and AH (El 6), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120034 0566 H, dated 08/18/2014.
7. Elevations indicated herein are in feet and decimals referenced to the North American Vertical Datum of 1988 (NAVD 1988). Elevations were obtained using the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988) utilizing the U.S. Army Corps of Engineers Program Corpcor for Windows, Version 6.0.1. The model value of (-) 1.60 was added algebraically to the NGVD 1929 height.
8. Benchmark Description: Broward County Engineering Department Benchmark #3663, Elevation = 10.82 (NGVD 1929), Elevation = 9.22 (NAVD 1988).
9. Bearings shown hereon and the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
11. This map is intended to be displayed at a scale of 1:360 (1" = 30').
12. Abbreviation Legend: B.C.R. = Broward County Records; B.M. = Benchmark; C. = Centerline; CONG. = Concrete; D.C.R. = Deed County Records; EL. = Elevation; F.B. = Field Book; ID. = Identification; INV. = Invert; L.S. = Licensed Surveyor; M. = Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; O.R.B. = Official Record Book; OW = Overhead Wires; P. = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; W/CAP = With Surveys Cap.

[illegible]

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COLOR ELEVATION MODEL A  
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL B  
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL C  
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL A (ALT)  
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL B (ALT)  
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL C (ALT)  
SCALE: 1/4" = 1'-0"

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PEREZ  
KILIDDJIAN

& ASSOCIATES  
ARCHITECTS - PLANNERS

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LICENSE No.: AR 0015394  
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LICENSE No.: AR 0008254  
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REVISIONS:

OWNER:  
THE BLES, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' SF.H

SEAL:

COLOR ELEVATIONS  
UNITS

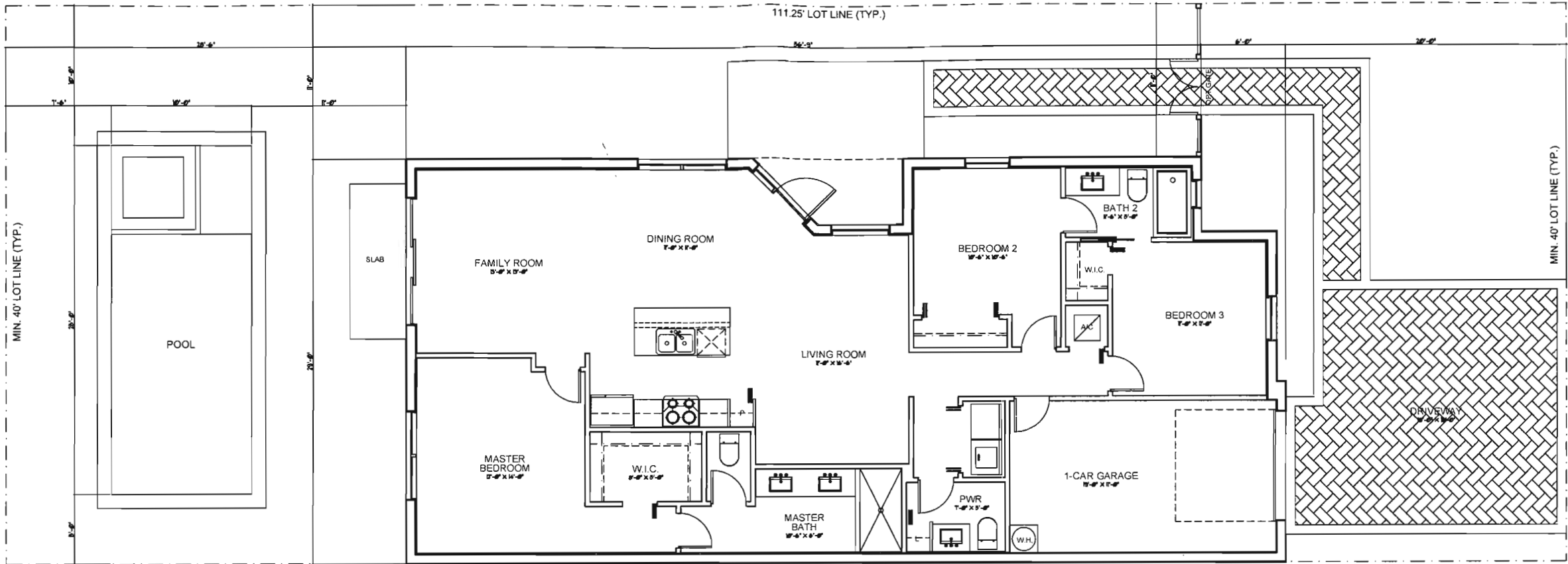
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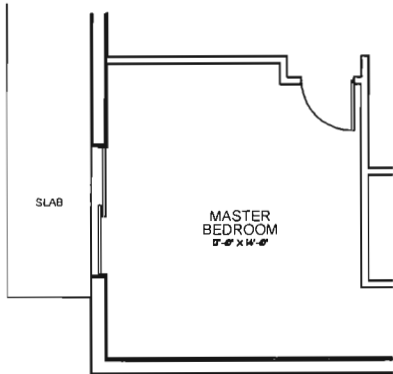
A-0

SHEET NO.:





FIRST FLOOR PLAN MODEL A  
SCALE: 1/4" = 1'-0"



OPT. SLID DOOR  
SCALE: 1/4" = 1'-0"

| AREA CALCULATIONS: MODEL A |                   |
|----------------------------|-------------------|
| A/C 1st FLOOR              | 1,512 SQUARE FEET |
| COVERED ENTRY              | 40 SQUARE FEET    |
| GARAGE                     | 228 SQUARE FEET   |
| TOTAL                      | 1,780 SQUARE FEET |
| LOT AREA                   | 4,450 SQUARE FEET |
| LOT COVERAGE               | 1,780 SF = 40.0 % |



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PEREZ  
KILIDDJIAN

& ASSOCIATES  
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THE BEES, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' SFH  
SEAL:

FLOOR PLAN  
UNIT A

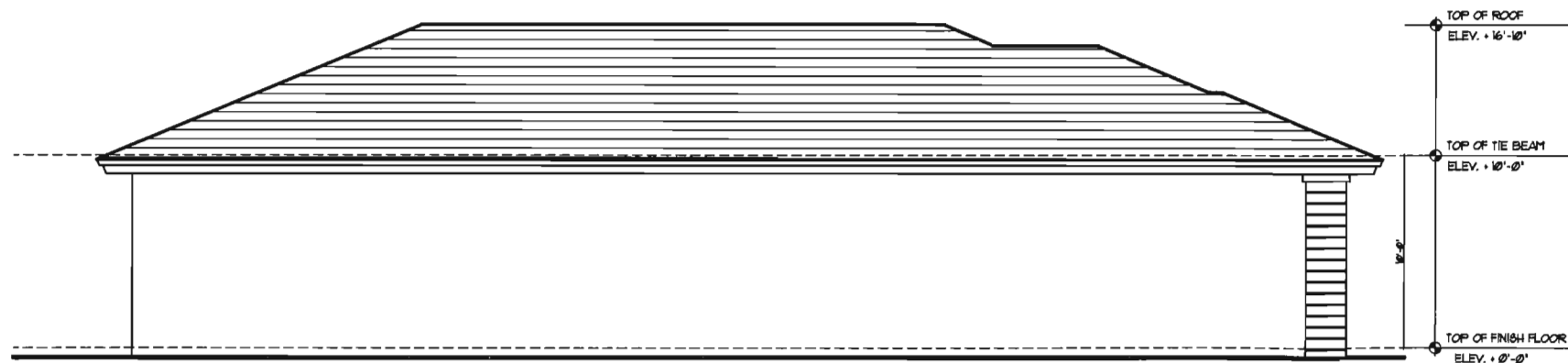
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CHECK BY: MP  
JOB NO.: 16-26

A-1

SHEET NO.:



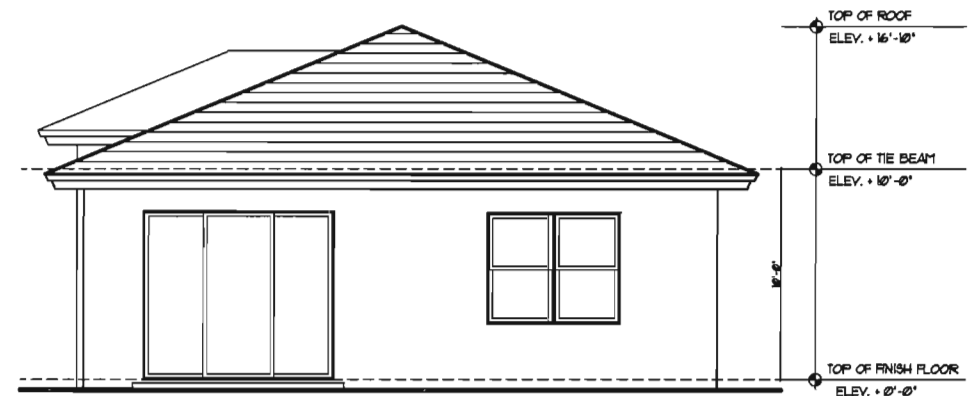
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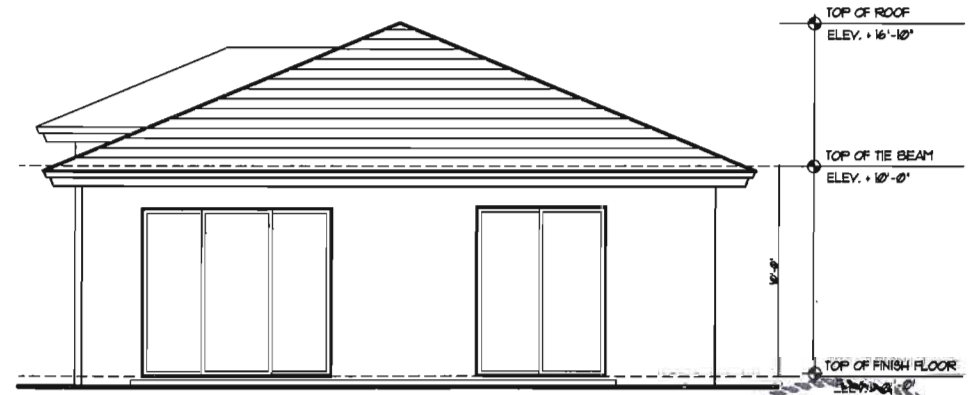
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SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL A  
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A  
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A OPT. FRENCH DOOR  
SCALE: 1/4" = 1'-0"

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THE BEES, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' SFH

SEA:

ELEVATIONS  
UNIT A

SITE DATA

DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-26

A-2

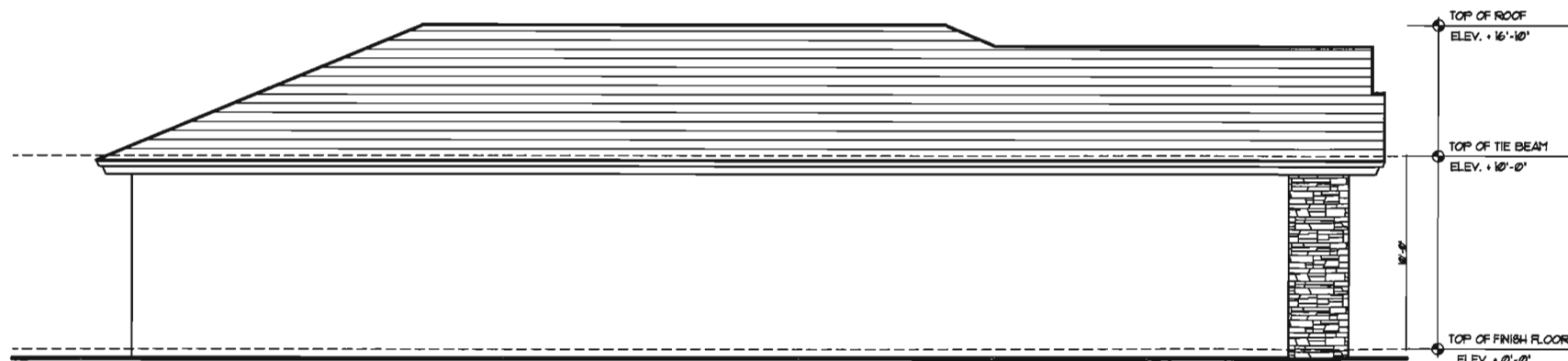
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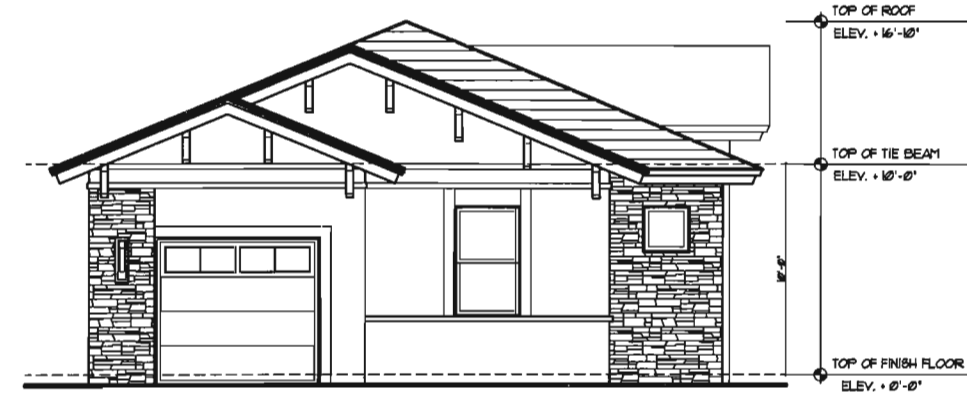




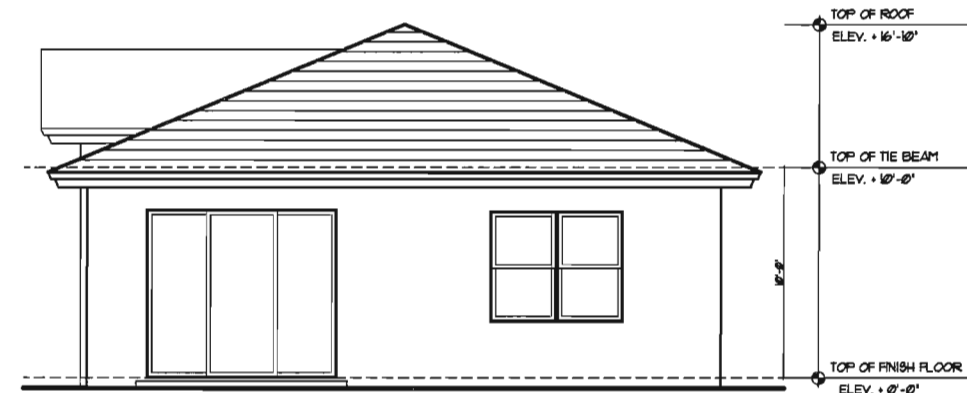
RIGHT ELEVATION MODEL A (ALT)  
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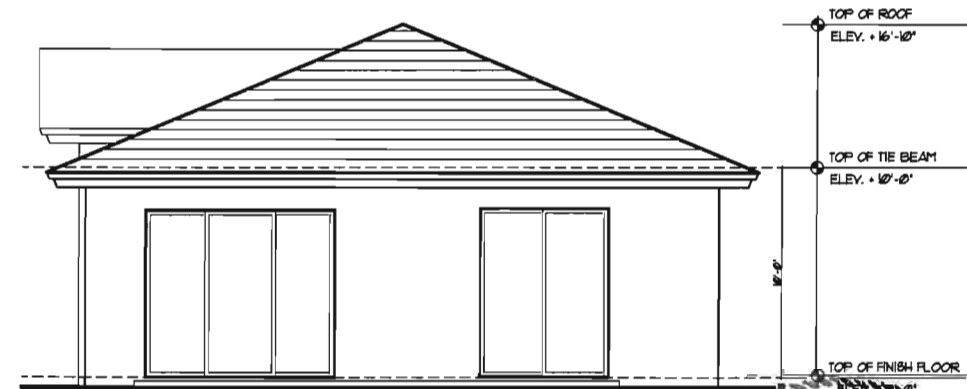
LEFT ELEVATION MODEL A (ALT)  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL A (ALT)  
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A (ALT)  
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A (ALT) OPT. FRENCH DOOR  
SCALE: 1/4" = 1'-0"

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& ASSOCIATES  
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Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' SFH

SEAL:

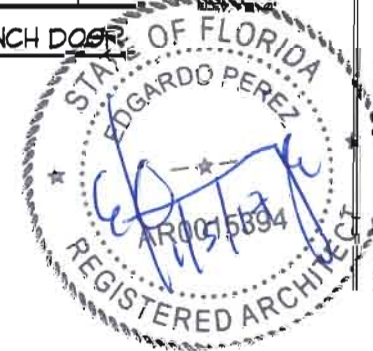
ELEVATIONS ALT.  
UNIT A

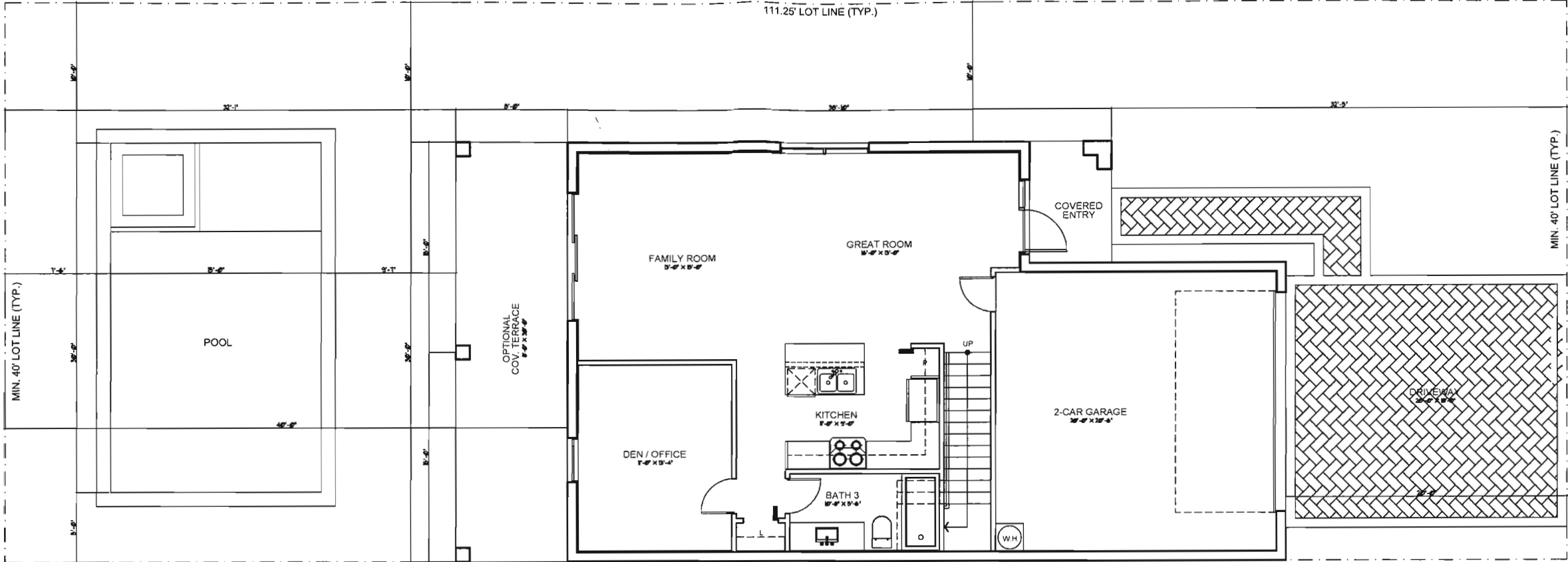
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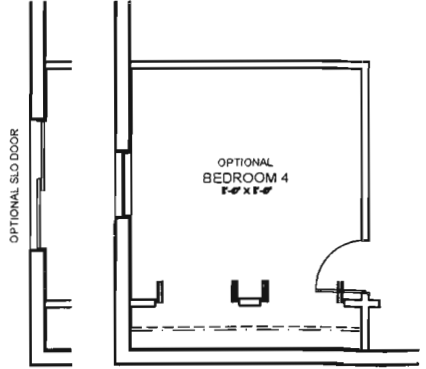
A-3

SHEET NO.:





FIRST FLOOR PLAN MODEL B  
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 4  
SCALE: 1/4" = 1'-0"

| AREA CALCULATIONS: MODEL B |                   |
|----------------------------|-------------------|
| A/C 1st FLOOR              | 940 SQUARE FEET   |
| A/C 2nd FLOOR              | 930 SQUARE FEET   |
| TOTAL A/C                  | 1870 SQUARE FEET  |
| COVERED ENTRY              | 50 SQUARE FEET    |
| GARAGE                     | 446 SQUARE FEET   |
| TOTAL                      | 2366 SQUARE FEET  |
| OPTIONAL COV. TERRACE      | 240 SQUARE FEET   |
| LOT AREA                   | 4,450 SQUARE FEET |
| LOT COVERAGE               | 1,668 SF = 37.5 % |



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OWNER:  
THE BLES, INC.

**Whispering Oaks**  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

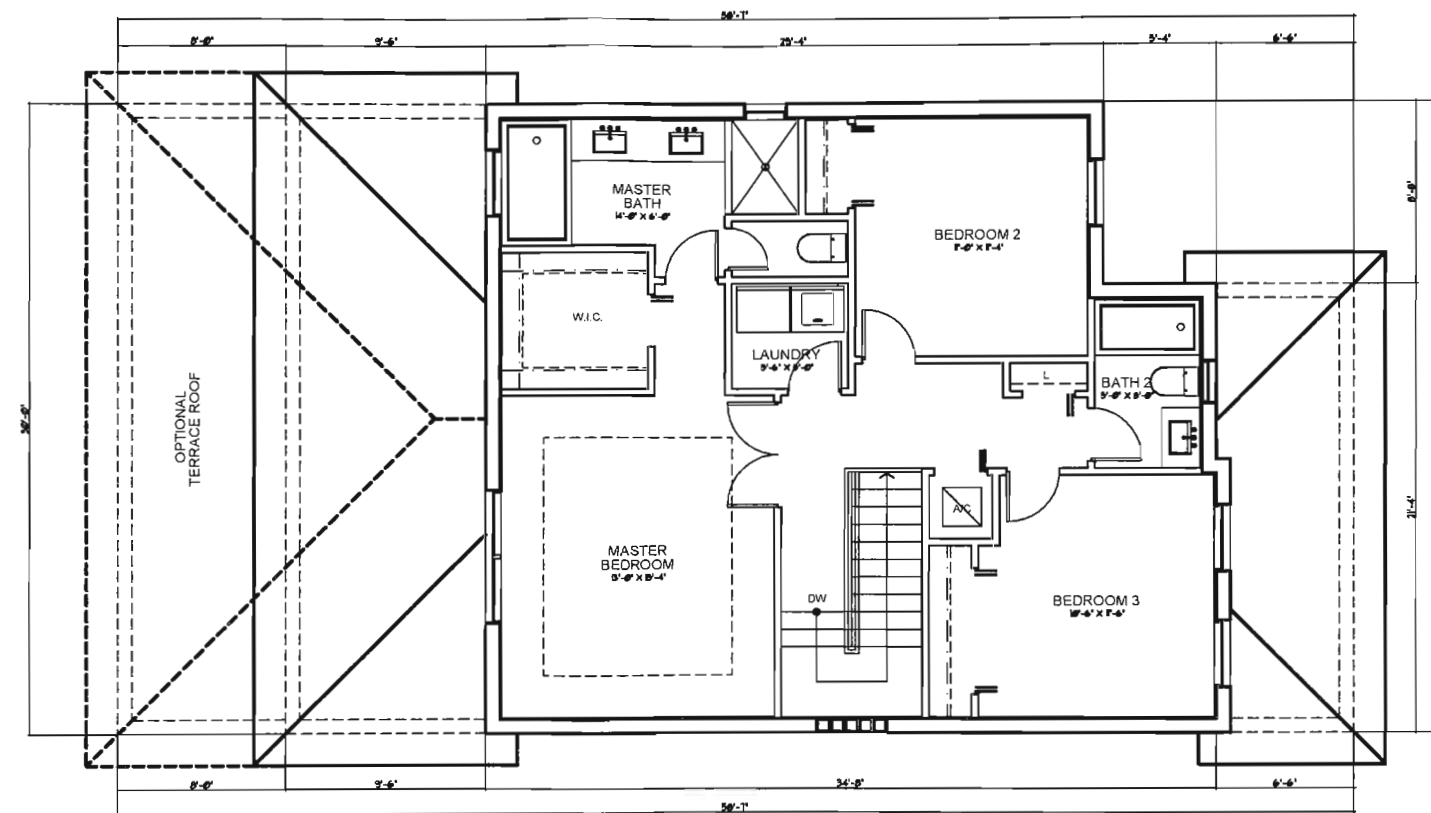
40' S.F.H.  
SEAL

FIRST FLOOR PLAN  
UNIT B

SITE DATA  
DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-26

A-4

SHEET NO.:



SECOND FLOOR PLAN MODEL B  
SCALE: 1/4" = 1'-0"



PASCUAL  
PEREZ  
KILIDDJIAN

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001337

EDGARDO PEREZ, AIA  
LICENSE No.: AR 0013394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067

AT THE BEACON CENTER  
1300 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
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REVISIONS:

OWNER:  
THE BEACON, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

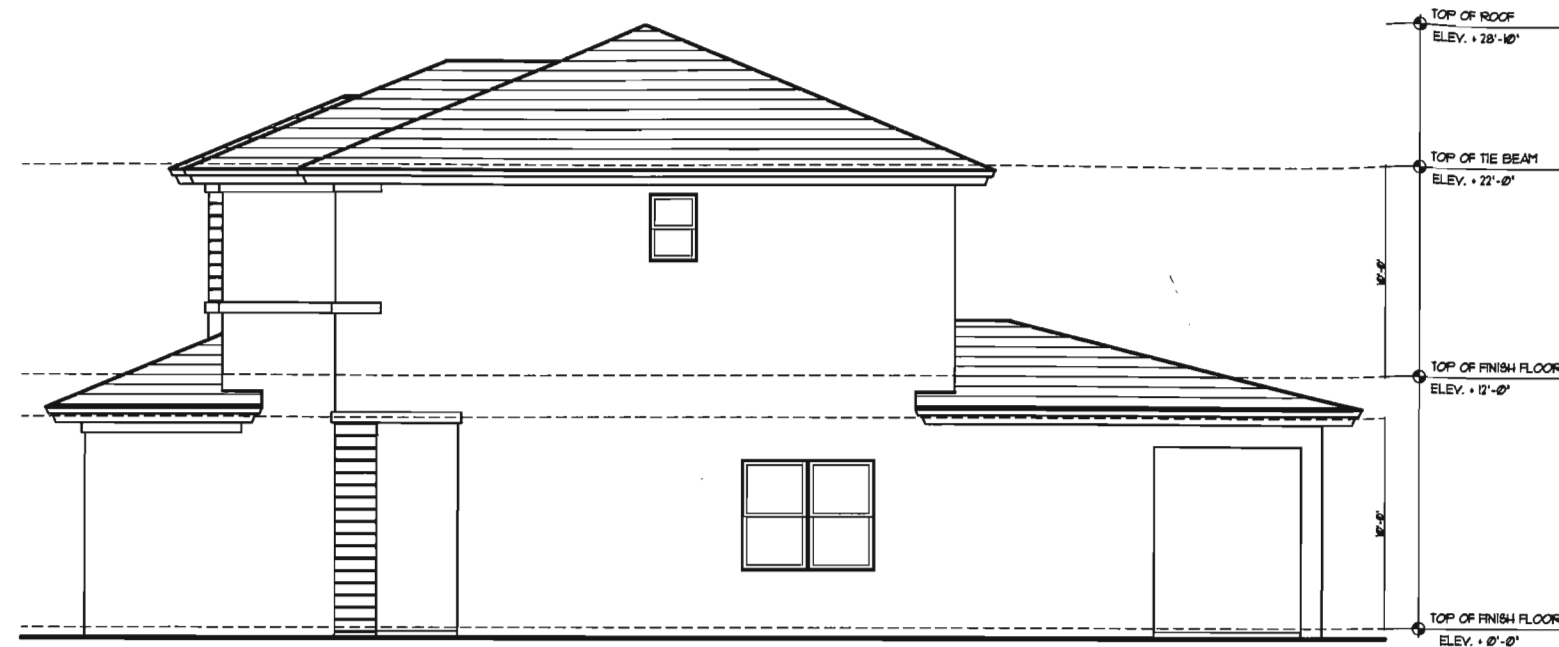
40' S.F.H  
SEAL:

SECOND FLOOR PLAN  
UNIT B

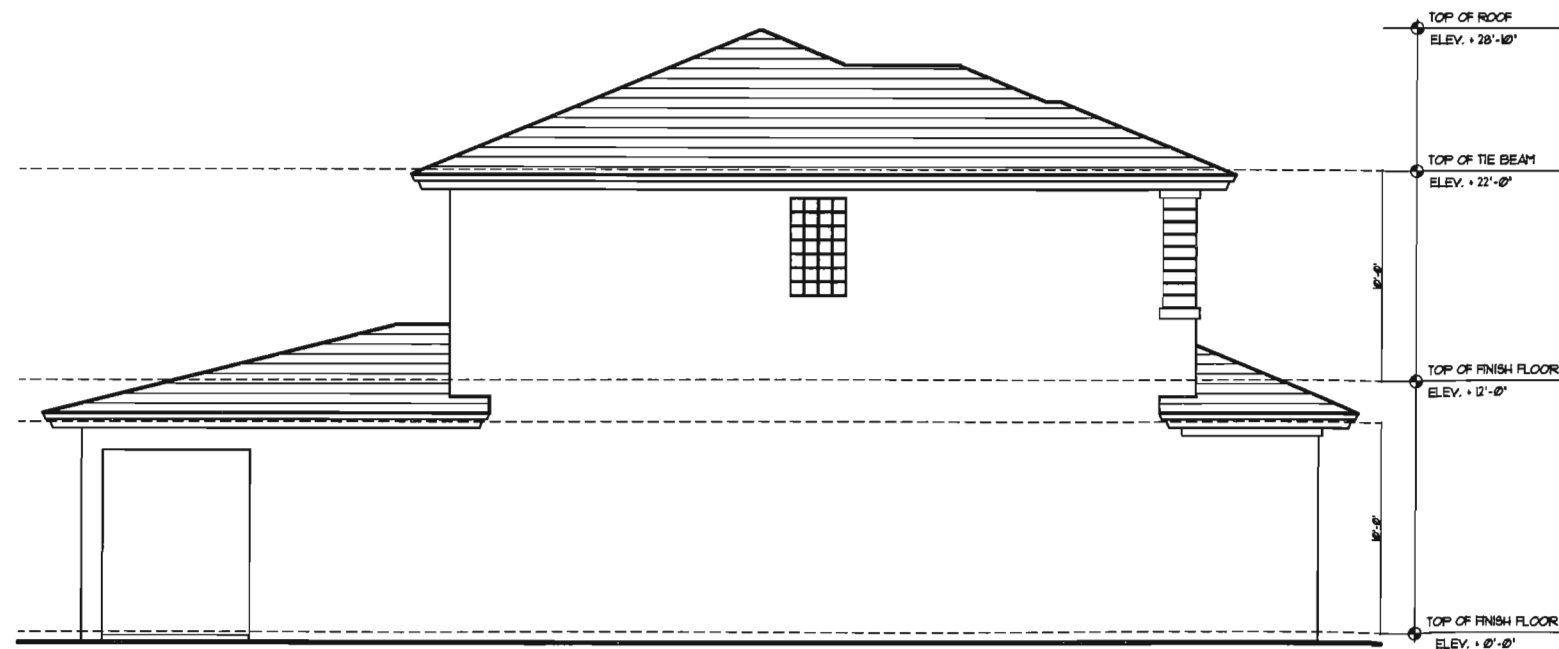
SITE DATA  
DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-26

A-5

SHEET NO.:



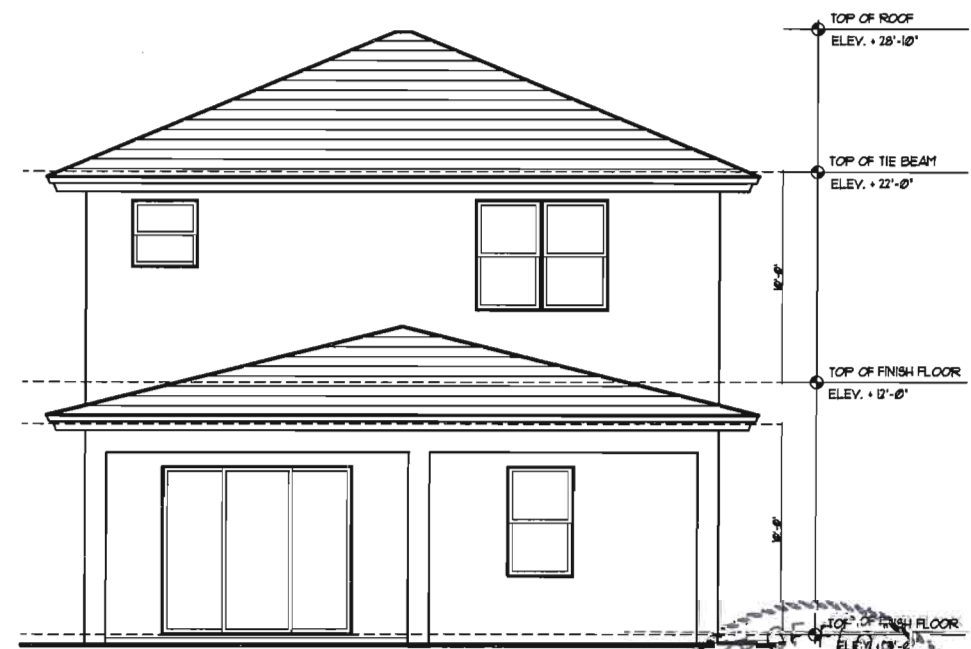
RIGHT ELEVATION MODEL B  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION MODEL B  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL B  
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL B  
SCALE: 1/4" = 1'-0"



**PASCUAL  
PEREZ  
KILIDDJIAN**

& ASSOCIATES  
ARCHITECTS - PLANNERS

LICENSE # AA 26001357  
EDGARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0006254  
PETER KILIDDJIAN, R.A.  
LICENSE No.: AR 0093067

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REVISIONS:

OWNER:  
THE BLES, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' S.F.H.

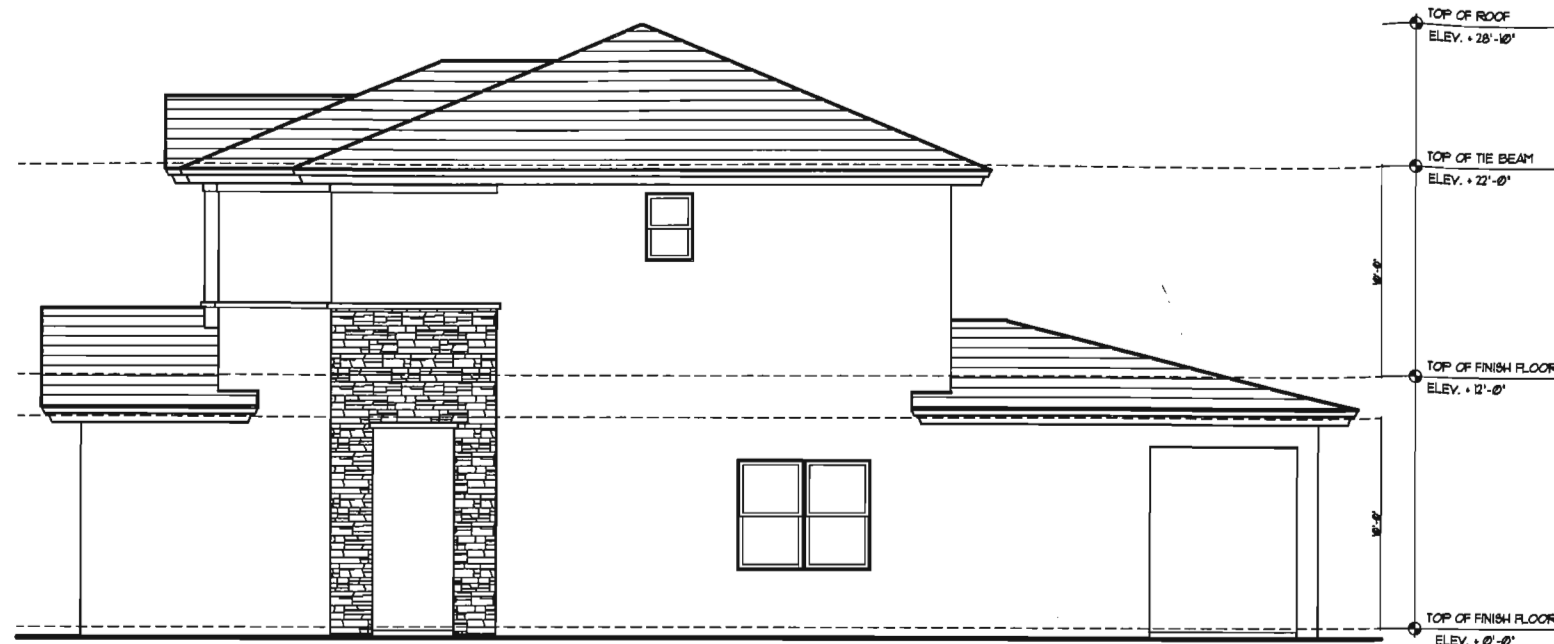
SCALE:

ELEVATIONS  
UNIT B

SITE DATA  
DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-26

A-6

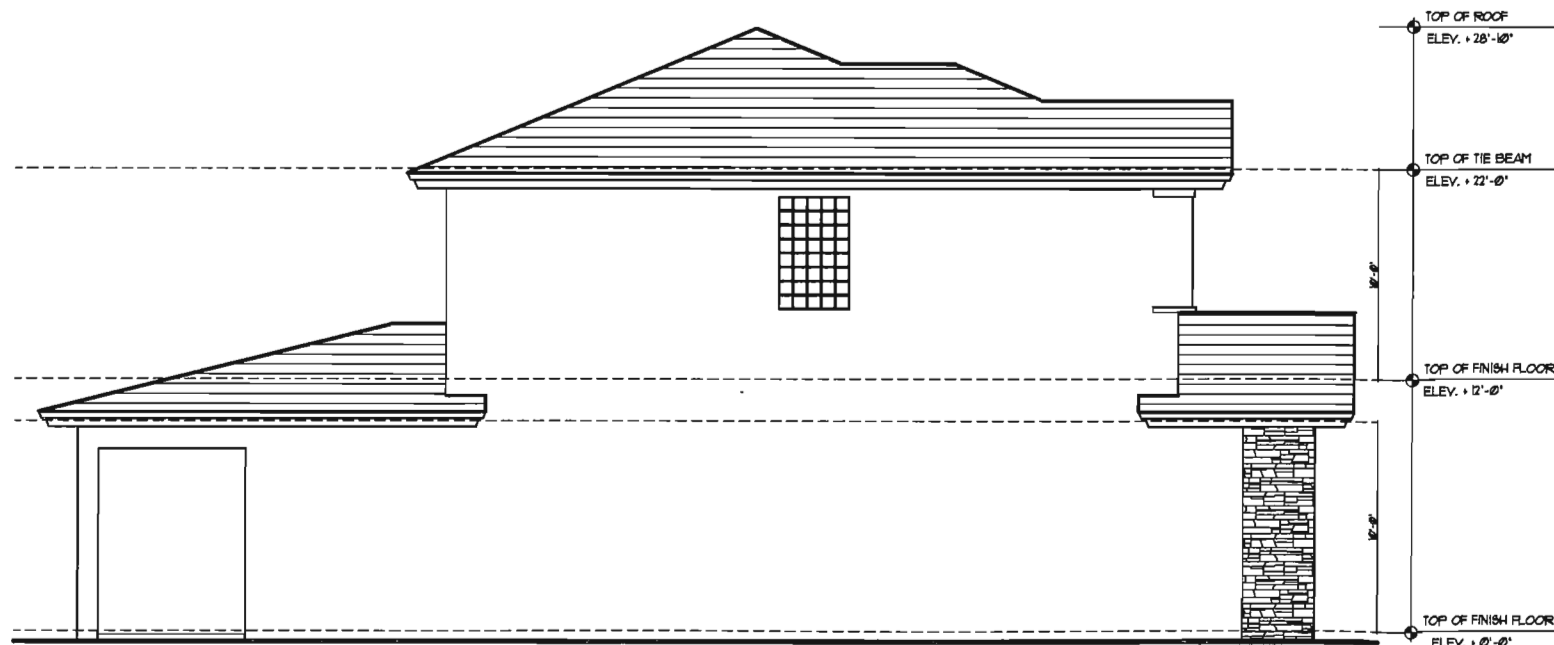
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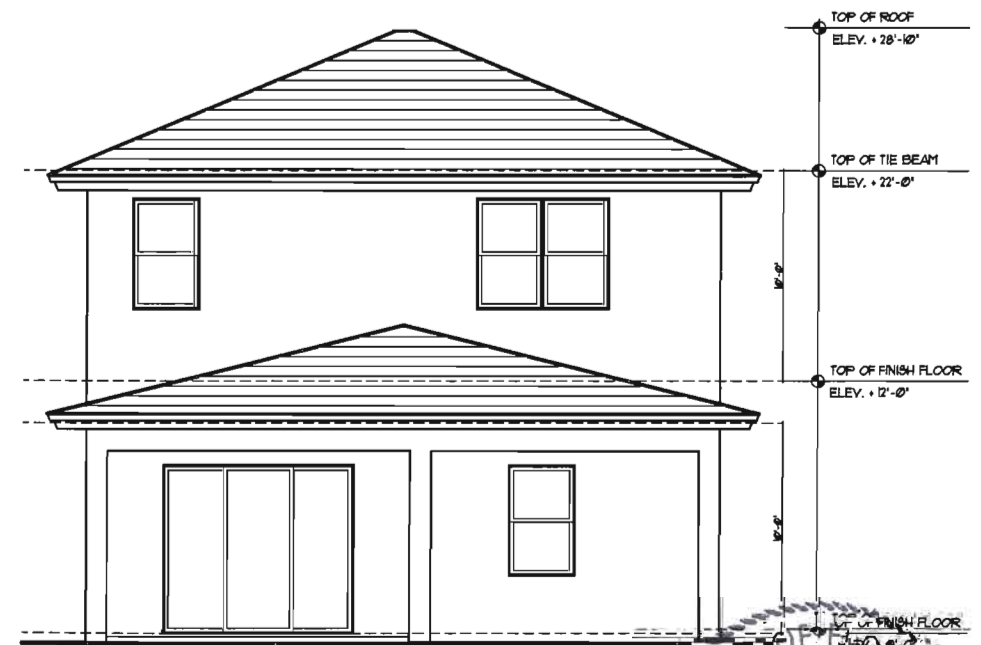
RIGHT ELEVATION MODEL B (ALT)  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL B (ALT)  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION MODEL B (ALT)  
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL B (ALT)  
SCALE: 1/4" = 1'-0"



PASCUAL  
PEREZ  
KILIDDJIAN

& ASSOCIATES  
ARCHITECTS - PLANNERS

LICENSE # AA 26001357  
EDGARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
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LICENSE No.: AR 0093067

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REVISIONS

OWNER:  
THE BUB, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' SFH

SEA:

ELEVATIONS ALT.  
UNIT B

SITE DATA

DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-36

A-7

SHEET NO.:



PASCUAL  
PEREZ  
KILIDDJIAN

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

EDUARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
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LICENSE No.: AR 0008254  
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LICENSE No.: AR 0093067

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REVISIONS:

OWNER:

THE BLES, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' S.F.H

S/N:

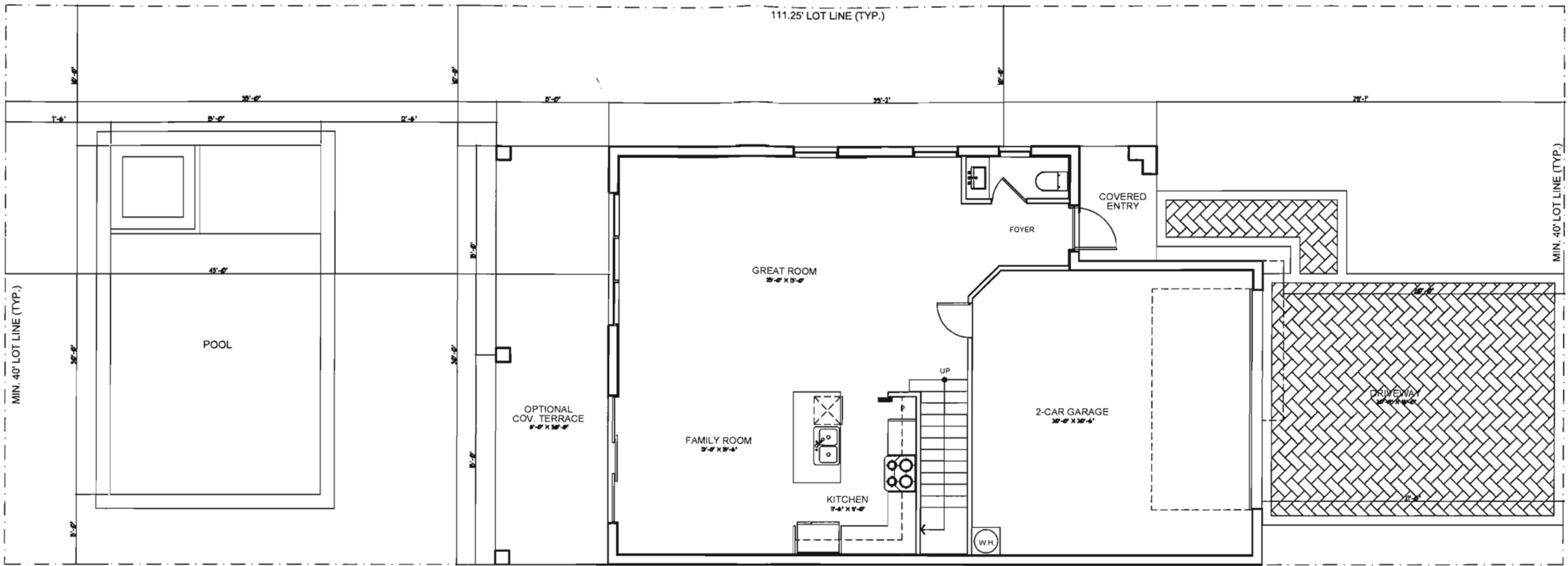
FIRST FLOOR PLAN  
UNIT C

SITE DATA

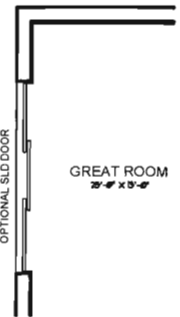
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SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-26

A-8

SHEET NO.:



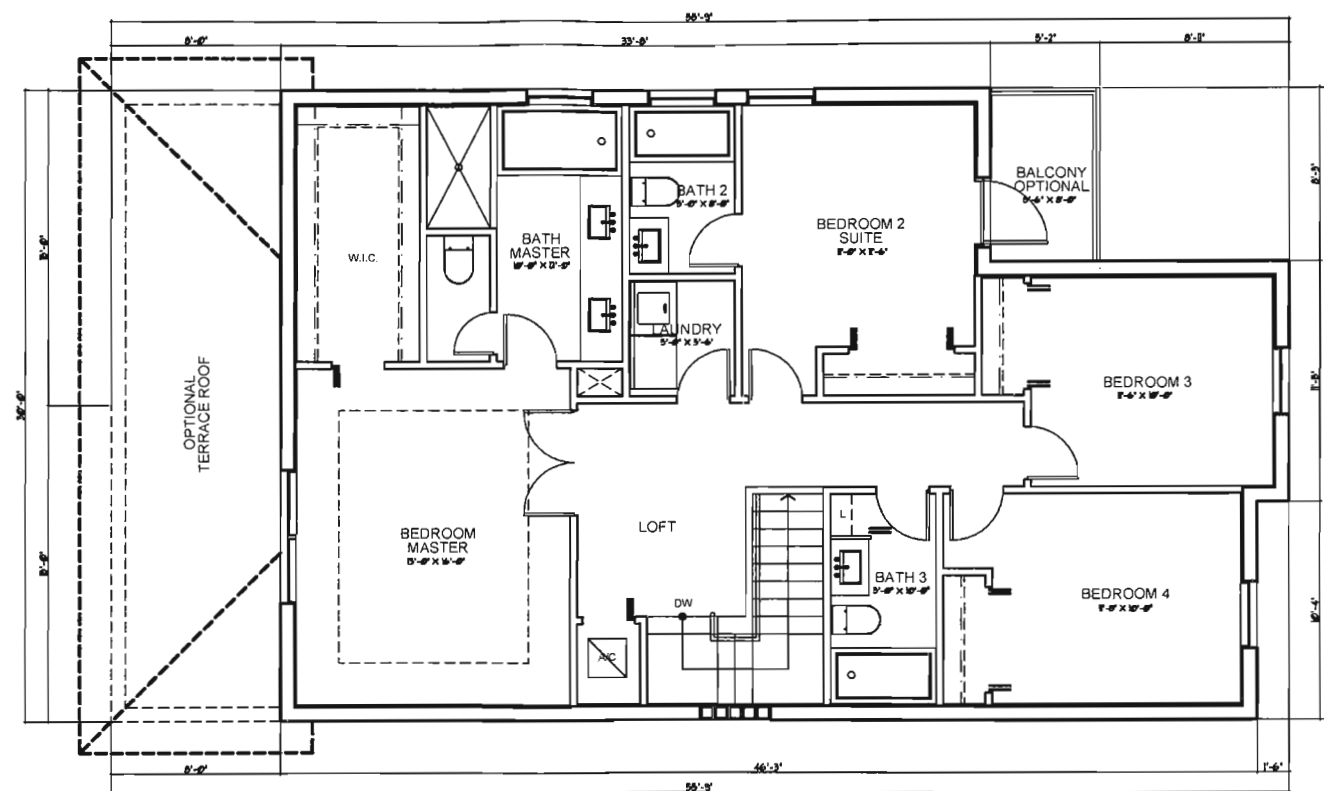
FIRST FLOOR PLAN MODEL C  
SCALE: 1/4" = 1'-0"



OPT. SLD DOOR  
SCALE: 1/4" = 1'-0"

| AREA CALCULATIONS: MODEL C |                   |
|----------------------------|-------------------|
| A/C 1st FLOOR              | 853 SQUARE FEET   |
| A/C 2nd FLOOR              | 1217 SQUARE FEET  |
| TOTAL A/C                  | 2,091 SQUARE FEET |
| COVERED ENTRY              | 45 SQUARE FEET    |
| GARAGE                     | 443 SQUARE FEET   |
| TOTAL                      | 2,585 SQUARE FEET |
| OPTIONAL COV. TERRACE      | 240 SQUARE FEET   |
| OPTIONAL BALCONY           | 45 SQUARE FEET    |
| LOT AREA                   | 4,450 SQUARE FEET |
| LOT COVERAGE               | 1,591 SF = 35.8 % |





SECOND FLOOR PLAN MODEL C  
SCALE: 1/4" = 1'-0"



PASCUAL  
PEREZ  
KILIDDJIAN

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

EDGARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067

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REVISIONS

OWNER:  
THE GEL, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' SFH

SEA:

SECOND FLOOR PLAN  
UNIT C

SITE DATA

DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-36

A-9

SHEET NO.:





PASCUAL  
PEREZ  
KILIDDJIAN

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

EDUARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0050067

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REVISIONS:

OWNER:  
THE BLIS, INC.

Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

40' SFH

SEA:

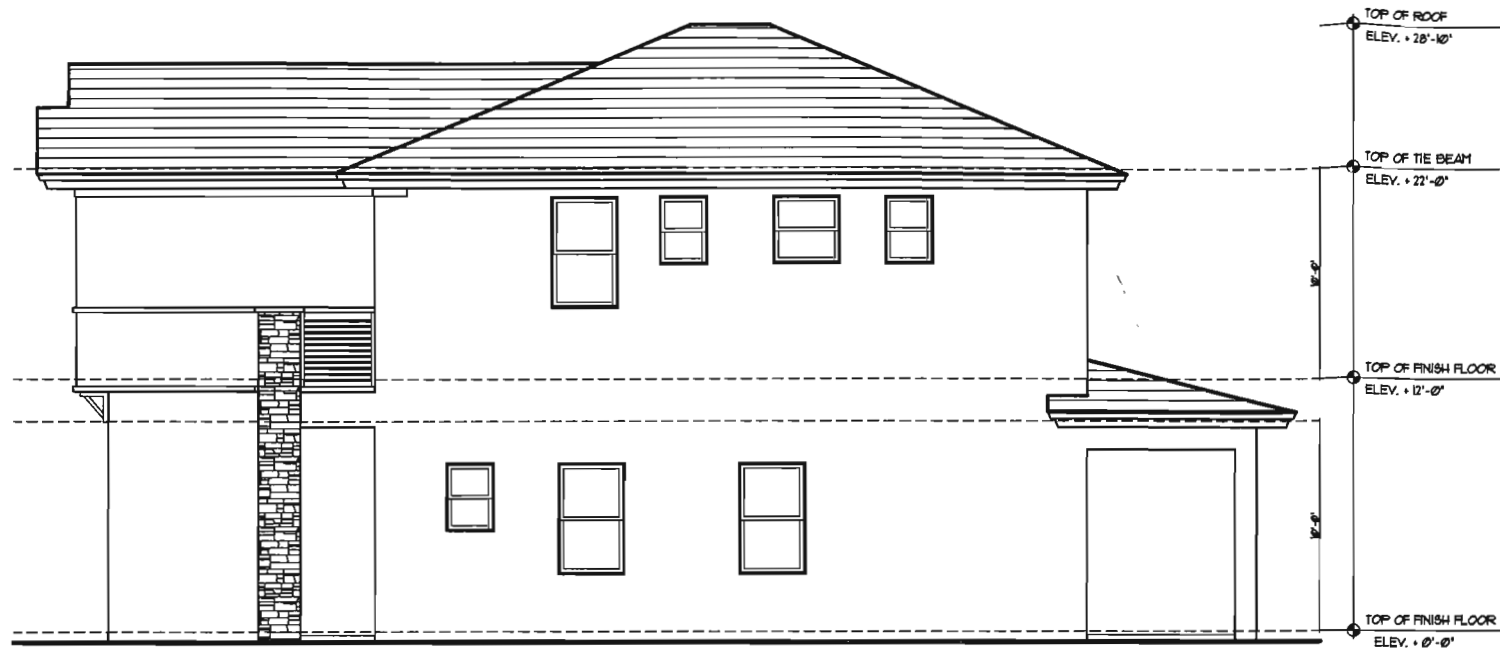
ELEVATIONS ALT.  
UNIT C

SITE DATA

DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: ID  
CHECK BY: MP  
JOB NO.: 16-26

A-11

SHEET NO.:



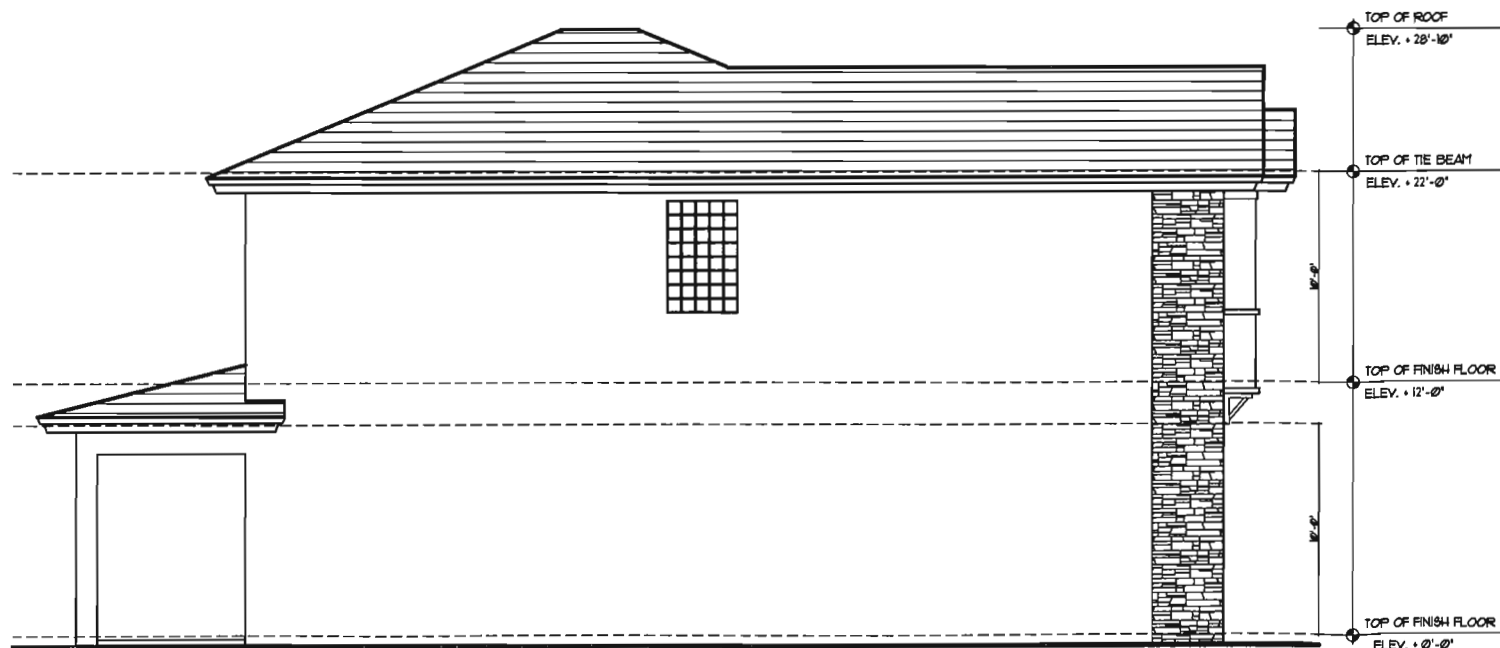
RIGHT ELEVATION MODEL C (ALT)

SCALE: 1/4" = 1'-0"



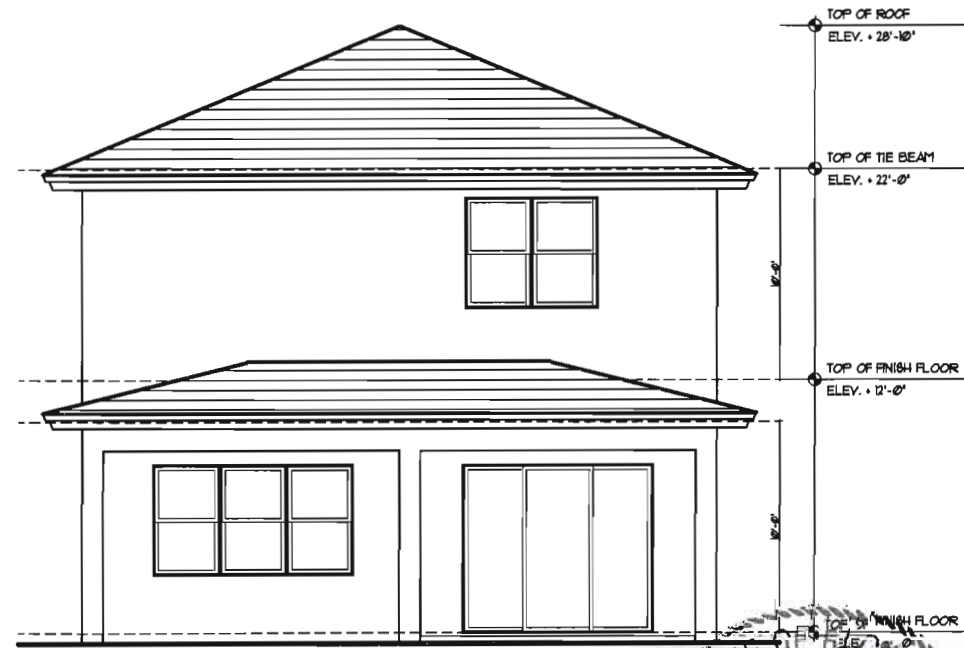
FRONT ELEVATION MODEL C (ALT)

SCALE: 1/4" = 1'-0"



LEFT ELEVATION MODEL C (ALT)

SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL C (ALT)

SCALE: 1/4" = 1'-0"



# PASCUAL PEREZ KILIDDJIAN

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

EDUARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067

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TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
http://www.ppkarch.com

EDUARDO PEREZ, PASCUAL, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS  
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REVISIONS

OWNER:  
THE ISLES, INC.

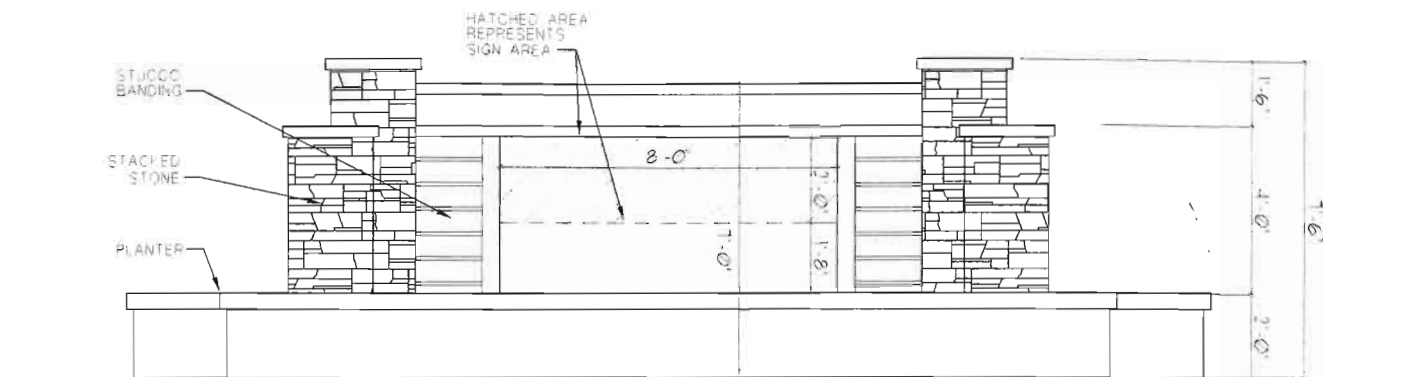
Whispering Oaks  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA



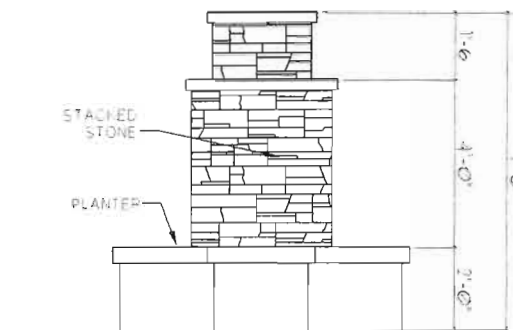
DATE: 2016-10-27  
SCALE: AS SHOWN  
DRAWN: IO  
CHECK BY: MP  
JOB NO.: 16-26

EM-1

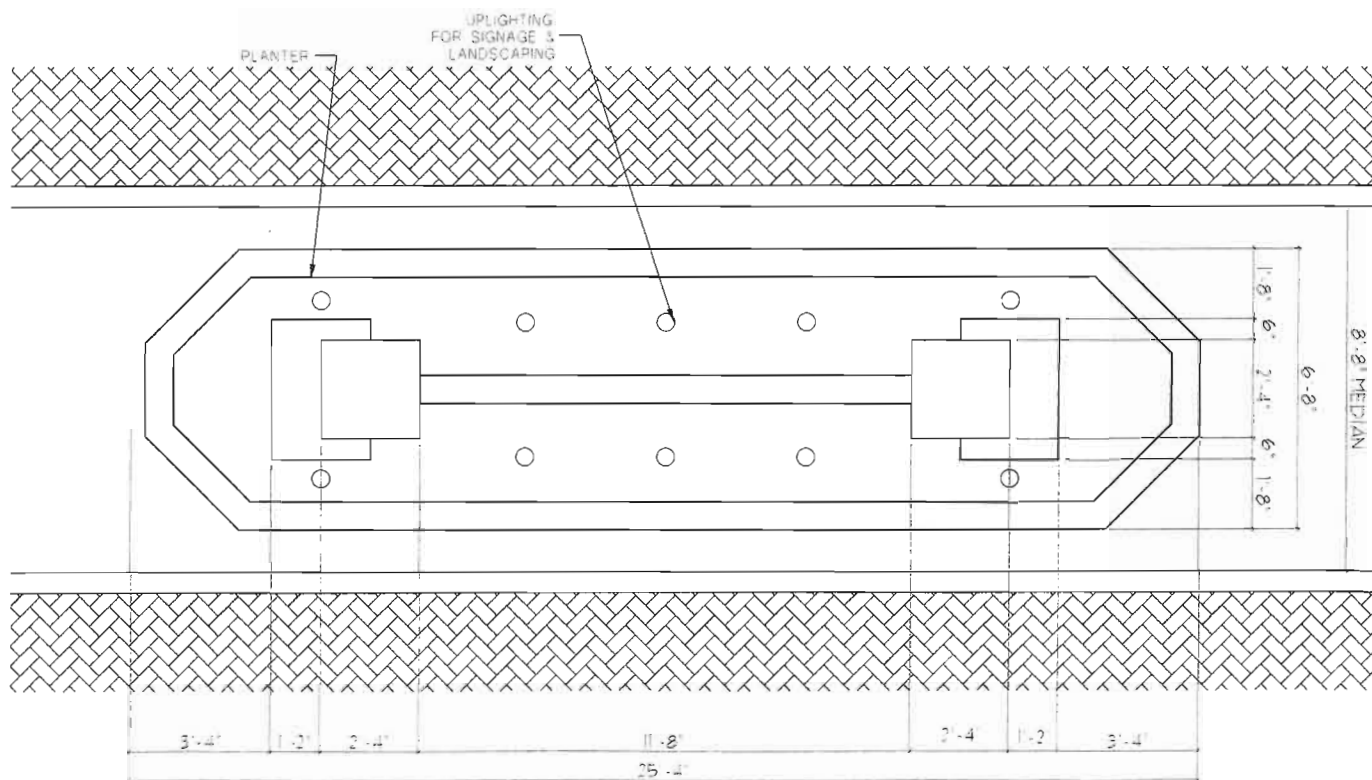
SHEET NO.:



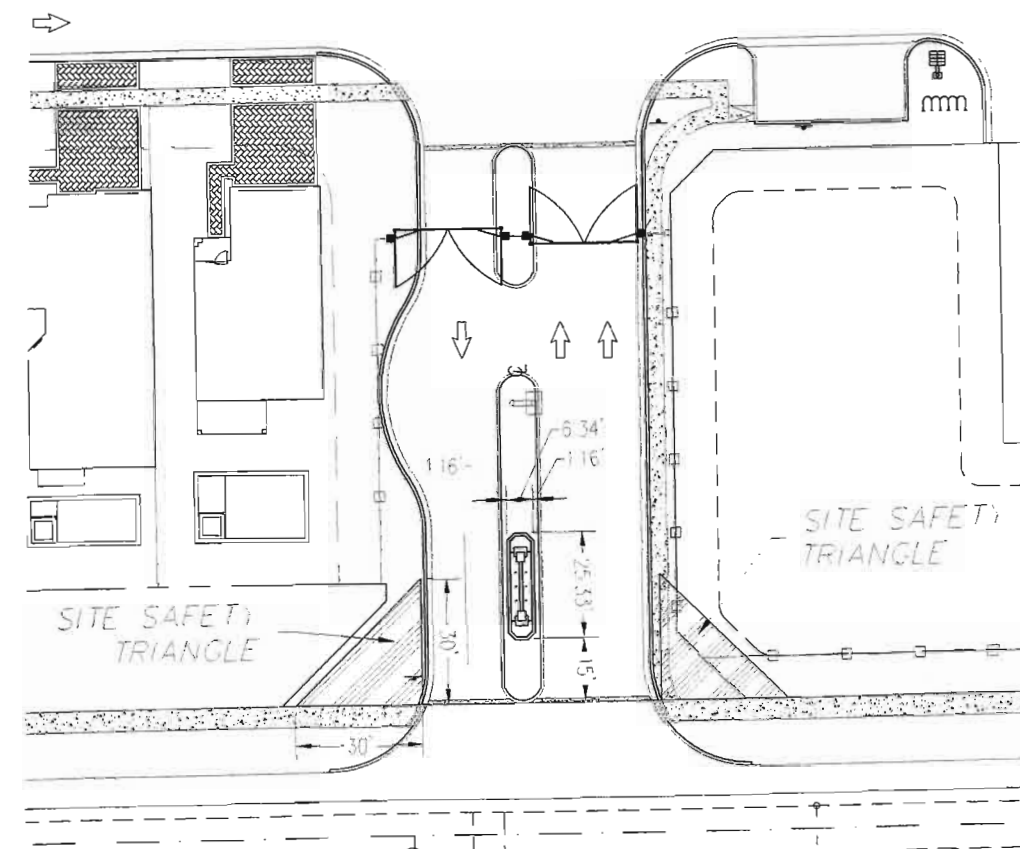
EAST & WEST ELEVATION  
SCALE 1/2" = 1'-0"



NORTH & SOUTH ELEVATION  
SCALE 1/2" = 1'-0"

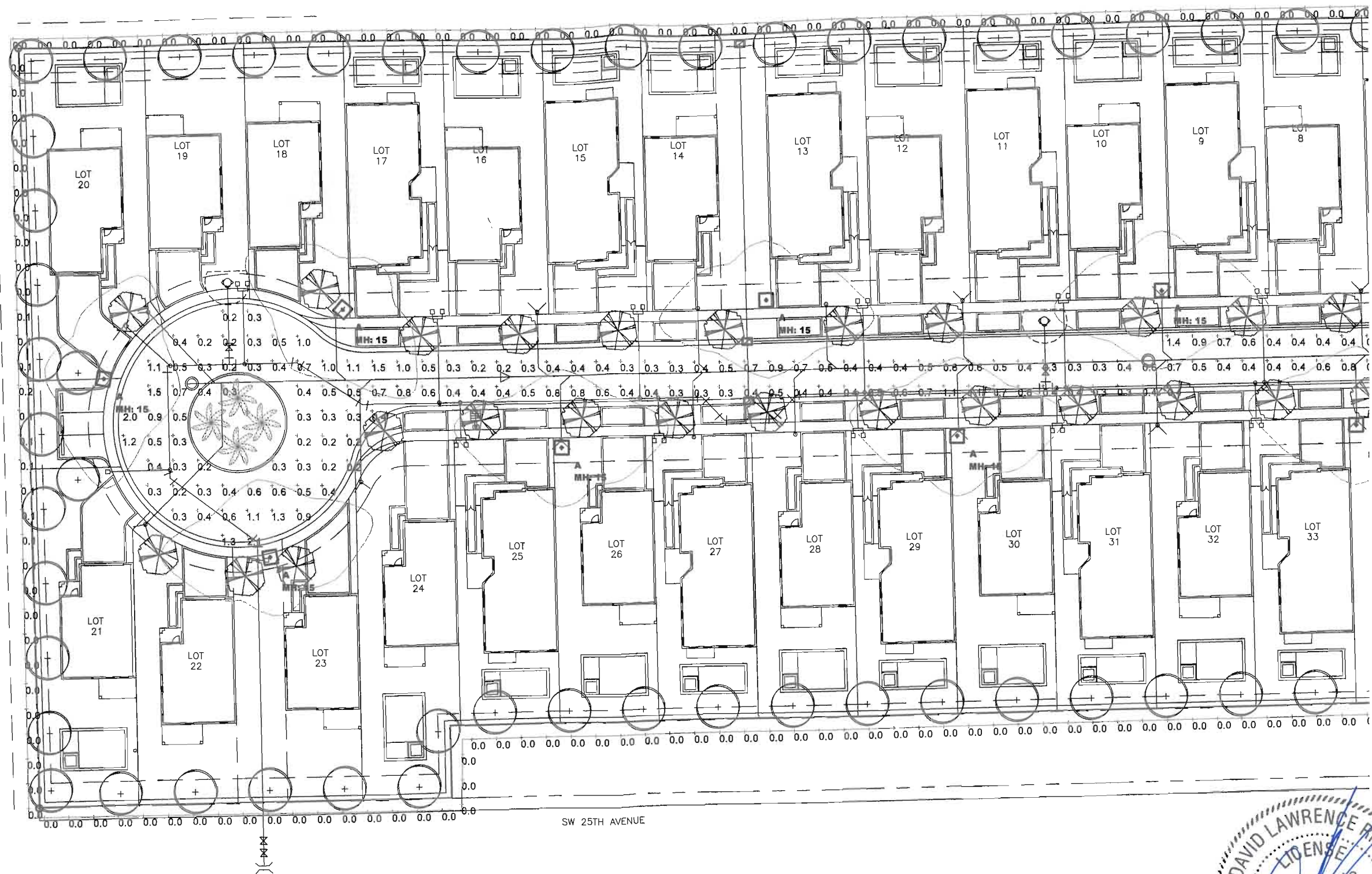


ENTRY VOLUME PLAN  
SCALE 1/2" = 1'-0"



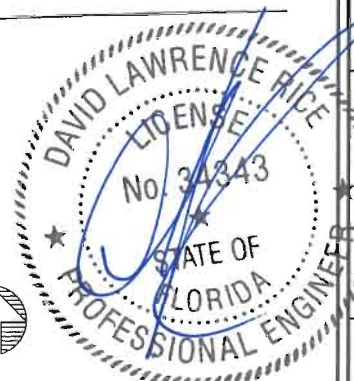
SITE PLAN  
SCALE 1" = 20'





PHOTOMETRIC PLAN—WEST PORTION

SCALE: 1" = 20'-0"



JAN 09 2017

RC ENGINEERING INC  
5532 NW 106th DRIVE  
CORAL SPRINGS, FL 33076  
(954)757-7900  
CA4755

DESC

BY

REVISIONS  
DATE

Date: 2016-11-29

Drawn: MAR

Checked: DLR

Scale: 1"=20'-0"

JOB NO. 16076

PROJECT  
PLAN for:  
WHISPERING OAKS  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

TITLE  
PHOTOMETRIC  
PLAN

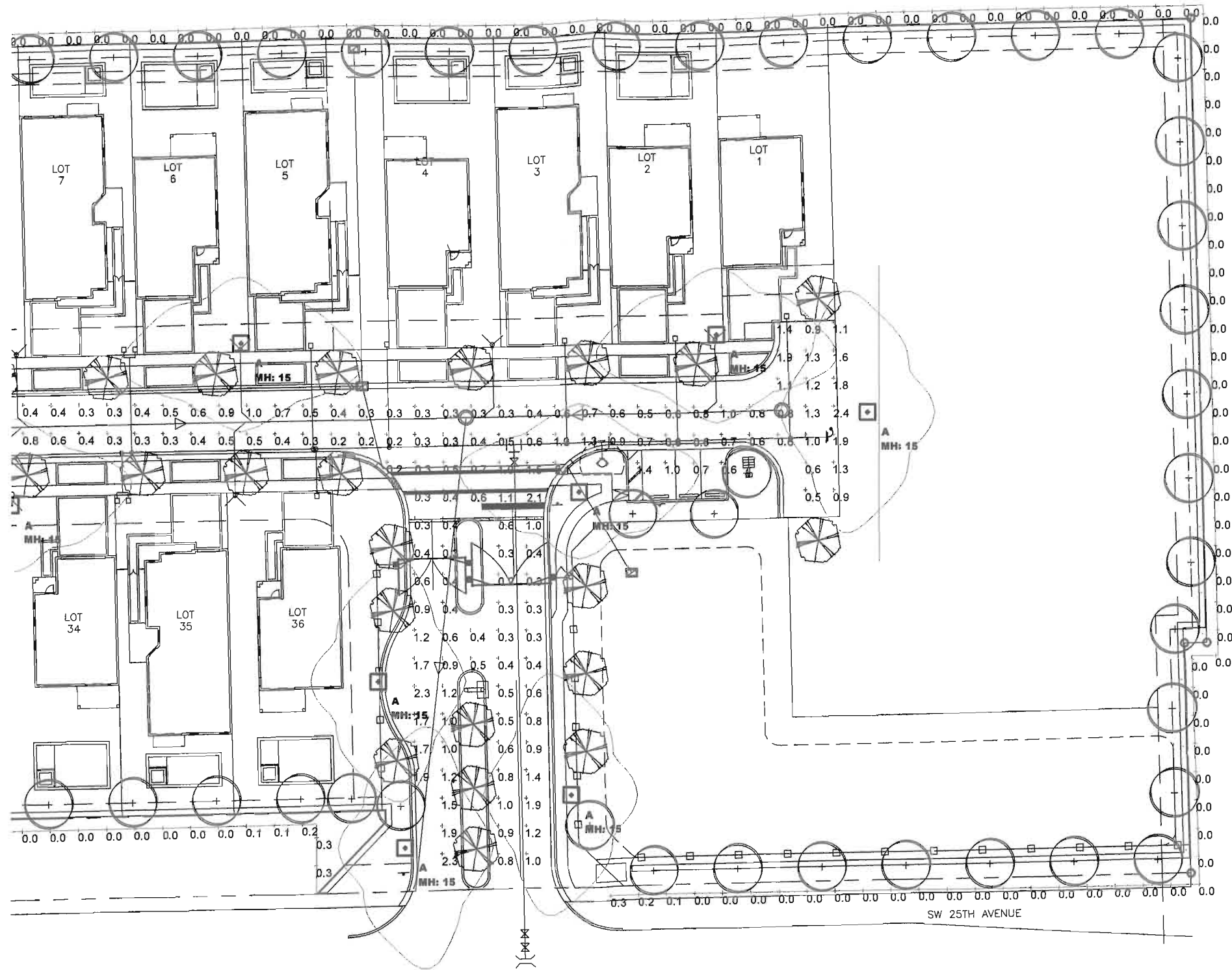
SEAL

DATE  
David L. Rice, P.E.  
Electrical Engineer  
State of Florida  
PE 34343

SHEET

PH-1

of sheets



PHOTOMETRIC PLAN-EAST PORTION

SCALE: 1" = 20'-0"



|                                                                                        |  |                                                                                                 |
|----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|
| PROJECT<br>PLAN for:<br>WHISPERING OAKS<br>SINGLE FAMILY HOMES<br>DANIA BEACH, FLORIDA |  | RC ENGINEERING INC<br>5532 NW 106th DRIVE<br>CORAL SPRINGS, FL 33076<br>(954)757-7900<br>CA4755 |
| TITLE<br>PHOTOMETRIC<br>PLAN                                                           |  | REVISIONS<br>△ DATE<br>BY DESC                                                                  |
| SEAL                                                                                   |  | Date: 2016-11-29<br>Drawn: MAR<br>Checked: DLR<br>Scale: 1"=20'-0"                              |
| SHEET<br>PH-2                                                                          |  | JOB NO. 16076                                                                                   |





TYPICAL STREET LIGHT FIXTURE  
SCALE: NTS

NOTES:

LUMINAIRE:

FURNISHED AND INSTALLED BY FPL.

FPL: TRADITIONAL POST TOP  
150 WATT HPSV  
16000 INITIAL LUMENS  
IES TYPE M-S-111, MEDIUM, SEMI-CUT OFF TYPE 3  
PHOTOMETRIC CURVE 177503

GE: TOWN AND COUNTRY POST TOP LUMINAIRE  
SEMI-CUT OFF  
T 10 C

MOUNTING HEIGHT 15' ABOVE FINISHED GRADE

COORDINATE THE INSTALLATION WITH THE LANDSCAPE AND OTHER CONSTRUCTION DRAWINGS.

LUMINAIRES SHALL BE A MINIMUM OF 10' AWAY FROM THE CENTERLINE OF ALL TREES.

LUMINAIRES SHALL BE ON THE HOUSE SIDE OF THE SIDEWALKS AND WITHIN 24" OF THE SIDEWALK.

COORDINATE WITH ALL RESIDENTIAL DRIVEWAYS.

COORDINATE WITH ALL UTILITIES AND LANDSCAPING.

COORDINATE WITH FPL FOR EASEMENT, INSTALLATION, ETC.

CONTACT FPL PRIOR TO ANY WORK ON THE PROJECT:

ERIC DOAN: 954-442-8389

STREET

Illuminance (Fc)  
Average = 0.66  
Maximum = 2.4  
Minimum = 0.2  
Avg/Min Ratio = 3.30  
Max/Min Ratio = 12.00

SPILL

Illuminance (Fc)  
Average = 0.01  
Maximum = 0.3  
Minimum = 0.0  
Avg/Min Ratio = N.A.  
Max/Min Ratio = N.A.

Luminaire Schedule

| Symbol | Qty | Label                 | Arrangement | Total Lamp Lumens | LLF   | Description  |
|--------|-----|-----------------------|-------------|-------------------|-------|--------------|
| *      | 15  | ge177503_tcm201-56813 | SINGLE      | 16000             | 0.810 | T10R15S_AMS3 |

LUMINAIRE NOTES

SCALE: NTS



RC ENGINEERING INC  
5532 NW 106th DRIVE  
CORAL SPRINGS, FL 33076  
(954)757-7900  
CA4755

BY DESC

REVISIONS

Date: 2016-11-29  
Drawn: MAR  
Checked: DLR  
Scale: NTS  
JOB NO. 16075

PROJECT  
PLAN for:  
WHISPERING OAKS  
SINGLE FAMILY HOMES  
DANIA BEACH, FLORIDA

TITLE  
LUMINAIRE NOTES

SEAL

DATE  
David L. Rice, P.E.  
Electrical Engineer  
State of Florida  
PE 34343

SHEET

PH-3

of sheets

## **RESOLUTION NO. 2017-030**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE WHISPERING OAKS SITE PLAN (SP-111-16) SUBMITTED BY THB ISLES, INC. FOR PROPERTY LOCATED AT APPROXIMATELY 4900 SW 25<sup>th</sup> AVENUE IN 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 "Site Plans", and Section 105-220 "PRD-1 District Supplemental Regulations (PRD-1)," provides that site plan approval is required as a condition to the issuance of a building permit; and

**WHEREAS**, LDC Article 105-220 "PRD-1 District Supplemental Regulations (PRD-1)," provides that "Development within the re-designated PRD-1 districts shall be deemed to be fully conforming with the code, pursuant to the approved site development plans and agreements made part of the respective rezoning ordinances"; and

**WHEREAS**, THB Isles, Inc. (the "Applicant") is requesting site plan approval to permit 36 detached single family units on Lots 1-36; and a private recreational area and water management area on Parcel B, within the City of Dania Beach, Florida (the "City"); and

**WHEREAS**, the Whispering Oaks site plan application (SP-111-16) has been reviewed for compliance with Article 105-220; 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-111-16) 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 "Site Plans," and Section 105-220 "PRD-1 District Supplemental



Regulations (PRD-1),” the Whispering Oaks Site Plan (SP-111-16), 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. The proximity to the airport will require FAA review and approval per BCAD letter dated January 1, 2017.
2. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071, \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
3. Per Section 105-220: “Provisions shall be made to assure that common areas and facilities that are to be jointly utilized by project residents shall be maintained in a continuous and satisfactory manner and without expense to the city. Such assurance may be provided by the requirement of homeowner association memberships for the purpose of holding joint title to, and assessing monthly maintenance fees for, such areas and facilities. Other methods may be acceptable if they satisfactorily provide for the proper and continuous payment of taxes, expenses and maintenance without any part of such charges being incurred by the city. The agreement incorporating such provisions shall be reviewed by the city attorney as to form and legal sufficiency, and recorded.” Provide documentation satisfying this requirement prior to issuance of a building permit.

**Section 4.** That pursuant to Section 635-100 “Expiration of Site Plans” of the LDC, the Site Plan (SP-111-16) approval shall automatically expire and become null and void unless the applicant files complete building permit applications with construction drawings for all improvements shown on the site plan within eighteen (18) months from the date of site plan approval, and the permits remain valid until a certificate of occupancy or its equivalent is issued for the improvement, unless an extension is granted in accordance with this Section.

**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 28, 2017.

ATTEST:

---

LOUISE STILSON, CMC  
CITY CLERK

---

TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

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THOMAS J. ANSBRO  
CITY ATTORNEY

**EXHIBIT “A”**

**LEGAL DESCRIPTION**

TRACT 8, LESS THE NORTH 391 FEET THEREOF, AND INCLUDING THE SOUTH 8 FEET OF THE NORTH 391 FEET OF THE WEST 223 FEET OF TRACT 8, BLOCK 1, A SUBDIVISION OF SECTION 32, TOWNSHIP 50 SOUTH, RANE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AKA

THE IPPOLITO ISLES PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 180, PAGE 99 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**EXHIBIT “B”**

**SITE PLAN**

# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Resolution

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “DANIA OAKS PLAT” (DR-11-17) SUBMITTED BY BASELINE ENGINEERING AND LAND SURVEYING, INC., ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461-5471 SW 40TH AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

### Purchasing Requests ONLY

|       |         |      |
|-------|---------|------|
| Dept: | Acct #: | Amt: |
| Fund: |         |      |

### Fiscal Impact/Cost Summary

|  |
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|  |
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### Exhibits Attached

Staff report, Application and Backup, Plat, Resolution



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

**DATE:** March 28, 2017

**TO:** Robert Baldwin, City Manager

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

**FROM:** Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager *[Signature]*

**SUBJECT:** **DR-11-17:** The applicant, Greenspoon Marder, on behalf of the property owner, BCD Dania Oaks, LLC., is requesting to amend a previous plat for the property located at 5461 and 5471 SW 40 Avenue.

**PLAT AMENDMENT**

To replat a portion of the original plat.

**PROPERTY INFORMATION**

**ZONING:** Planned Residential Development District (PRD-1)  
**LAND USE DESIGNATION:** Low (5) Residential

**VIOLATIONS ON PROPERTY**

There are no open violations on this property.

**PUBLIC HEARING NOTICE**

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

The subject property greater than two (2) net acres in size and located on the south side of SW 54 Court, immediately west of SW 40 Avenue. The property currently contains two (2) single family homes which will be demolished.

**PLAT**

The proposed plat amendment relocates the access opening to the north by approximately thirty (30) feet, removes the previously dedicated public park and in the process preserves a specimen tree on site. As a result of eliminating the public park dedication, the applicant will be required to pay the City's Park Impact Fee of \$1,825 per townhouse unit at time of building permit issuance. The applicant is requesting the plat to ultimately construct a residential complex with a total of twenty-five (25) units on the property.

**DEVELOPMENT REVIEW COMMITTEE**

The plat was reviewed by the Development Review Committee on February 21, 2017, which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has addressed all of the DRC comments.

In addition to the plat, the applicant has also submitted an application for site plan modification for the property. This application will be heard by the City Commission separately.

**CITY COMMISSION PREVIOUS ACTION**

September 8, 2015 the City Commission approved a Site Plan (SP-023-16) via Resolution Number 2015-096.

September 8, 2015 the City Commission approved a Rezoning (RZ-02-14) and assignment of Flex (LUF-025-14) via Ordinance Number 2015-019.

September 8, 2015 the City Commission approved a Plat (PL-67-15) via Ordinance Number 2015-020.

**RECOMMENDATION**

The plat application meets all applicable regulations as determined by the DRC. Therefore, approve the request.





CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COVER LETTER

*To: dennis.mele@gmlaw.com cc. sarah.stewart@gmlaw.com*

*From: mwwray@daniabeachfl.gov*

*Date: 2/21/17*

*Re: Dania Oaks*

*PZ#: DR-11-17 - 1<sup>st</sup> Review*

*Dear Applicant:*

*Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, February 23<sup>rd</sup>** will be at 10:30 AM.*

*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](mailto:Daniel.parobok@metriceng.com)  
Sean Brown, Fire Chief, [kennethsean\\_brown@sheriff.org](mailto:kennethsean_brown@sheriff.org)  
Ronnie Navarro, Engineer, [rnavarro@daniabeachfl.gov](mailto:rnavarro@daniabeachfl.gov)  
Corinne Lajoie, Planning and Zoning Manager, [cchurch@daniabeachfl.gov](mailto:cchurch@daniabeachfl.gov)  
Anne-Christine Carrie, Planner, [acarrie@daniabeachfl.gov](mailto:acarrie@daniabeachfl.gov)*



**AGENDA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DEVELOPMENT REVIEW MEETING**  
**THURSDAY, FEBRUARY 23, 2017**

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. | PL-01-17, WHISPERING OAKS, SW 25 <sup>TH</sup> AVE, 2 <sup>ND</sup> REVIEW       |
| 2) 10:30 A.M. | DR-11-17, DANIA OAKS, 5461 AND 5471 40 <sup>TH</sup> AVE, 1 <sup>ST</sup> REVIEW |
| 3) 11:00 A.M. | SP-13-17, ARG OFFICE, 4025 RAVENSWOOD ROAD, 1 <sup>ST</sup> REVIEW               |
| 4) 11:30 A.M. | SP-14-17/TX-15-17, 7- ELEVEN, 1554 S. FEDERAL HWY, 1 <sup>ST</sup> 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](mailto:cchurch@daniabeachfl.gov)  
Macee Wray at (954) 924-6805 x 3653 or [mwray@daniabeachfl.gov](mailto:mwray@daniabeachfl.gov)

## Landscape Plan Review: Dania Oaks

PZ Log Number: DR-011-17 \_\_\_\_\_ Review Number: 1 \_\_\_\_\_

Reviewer: Daniel Parobok Date: February 15, 2017



The following comments are based on a review of the plans dated 2/2017 for compliance with the City of Dania Beach Code of Ordinances:

1. No landscape comments at this time; however, please note that according to aerial imagery, several large trees are located on and adjacent to this site.

### 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](mailto: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

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DEPARTMENT OF PUBLIC SERVICES

February 15, 2017

## Engineering Comments

DR-011-17 Dania Oaks

Surveyor: Baseline Engineering and Land Surveying

1. No comments 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.

*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).*

**Dania Oaks delegation (DR-11-17)**

**2-7-17**

**Zoning designation = PRD-1**

**FLU designation = Low (5) Residential**

**REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704**

**1<sup>st</sup> review**

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. Per Section 640-20(D) provide a current survey.
3. Per Section 640(I) provide tax receipts identifying property taxes has been paid.
4. This plat amendment removes the park dedication, therefore, per Resolution No. 2015-071, \$1,82 per townhouse dwelling must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.

# BOUNDARY SURVEY

CERTIFIED TO:  
1. CITY OF DANIA BEACH  
2. DANIA COVES II, LLC  
3. CASEY 18 DEVELOPMENT GROUP LLC  
4. BROWARD COUNTY

LEGEND  
AC = Acre  
S = Survey  
C = Corner  
B = Boundary  
L = Line  
P = Point  
R = Right of Way  
E = Easement  
F = Fence  
D = Ditch  
W = Water  
S.W. = Southwest  
S.E. = Southeast  
N.E. = Northeast  
N.W. = Northwest  
S. = South  
E. = East  
N. = North  
W. = West  
1/4 = One Quarter  
1/2 = One Half  
3/4 = Three Quarters  
1/8 = One Eighth  
1/16 = One Sixteenth  
1/32 = One Thirty Second  
1/64 = One Sixty Fourth  
1/128 = One One Hundred Twenty Eighth  
1/256 = One Five Hundred Twelve Eighth  
1/512 = One One Thousand Twenty Fourth  
1/1024 = One Two Thousand Forty Eighth  
1/2048 = One Four Thousand Ninety Sixth  
1/4096 = One Eight Thousand Ninety Second  
1/8192 = One Sixteen Thousand Eight Hundred Sixty Fourth  
1/16384 = One Thirty Two Thousand Seven Hundred Twenty Eighth  
1/32768 = One Sixty Four Thousand Four Hundred Fifty Sixth  
1/65536 = One Twelve Thousand Eight Hundred Ninety Second  
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## BROWARD COUNTY

2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 479728

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504136-01-0361     |             | See Below      | See Below  | See Below     | 0413         |

BCD DANIA OAKS LLC  
20900 NE 30 AVE #200  
AVENTURA, FL 33180

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

5461 SW 40 AVE  
NEWMANS SURVEY 2-26 D 36-50-41  
PORTION OF TRACT 9 DESC AS: THE  
S 99 OF N 431.03 OF W 184.50 OF  
E 219.50, LESS S 4 OF E 103.72  
THEREOF

WWW-16-00016842  
Paid By BCD DANIA OAKS LLC

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 280,950      | 0                 | 280,950     | 1,530.45     |
| VOTED DEBT                      | 0.22160      | 280,950      | 0                 | 280,950     | 62.26        |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 280,950      | 0                 | 280,950     | 1,499.15     |
| CAPITAL OUTLAY                  | 1.50000      | 280,950      | 0                 | 280,950     | 421.43       |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 280,950      | 0                 | 280,950     | 19.75        |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 280,950      | 0                 | 280,950     | 13.23        |
| OKEECHOBEE BASIN                | 0.14770      | 280,950      | 0                 | 280,950     | 41.50        |
| SFWMD DISTRICT                  | 0.13590      | 280,950      | 0                 | 280,950     | 38.18        |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 280,950      | 0                 | 280,950     | 45.37        |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 280,950      | 0                 | 280,950     | 137.16       |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 280,950      | 0                 | 280,950     | 1,685.64     |
| DEBT SERVICE                    | 0.24640      | 280,950      | 0                 | 280,950     | 69.23        |
| FL INLAND NAVIGATION            | 0.03200      | 280,950      | 0                 | 280,950     | 8.99         |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$5,572.34   |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 200.00      |              |
| DS DANIA STORM WATER            | @ 40.0000    |              |                   | 40.00       |              |
| DW DANIA SOLID WASTE            | @ 342.4800   |              |                   | 342.48      |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$582.48     |
| Combined Taxes and Assessments: |              |              |                   |             | \$6,154.82   |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

11/08/2016 Receipt #

## BROWARD COUNTY

2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 479728

Paid 11/08/2016 Receipt # WWW-16-00016842 \$5,908.63  
Paid By BCD DANIA OAKS LLC

## Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504136-01-0361     |

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

BCD DANIA OAKS LLC  
20900 NE 30 AVE #200  
AVENTURA, FL 33180

Please Pay Only One Amount



## BROWARD COUNTY

2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 479727

| Property ID Number | Escrow Code | Assessed Value | Exemptions | Taxable Value | Millage Code |
|--------------------|-------------|----------------|------------|---------------|--------------|
| 504136-01-0360     |             | See Below      | See Below  | See Below     | 0413         |

BCD DANIA OAKS LLC  
20900 NE 30 AVE #200  
AVENTURA, FL 33180

PAYMENTS MUST BE MADE IN US FUNDS AND  
DRAWN ON US BANK ACCOUNT.

5471 SW 40 AVE  
NEWMANS SURVEY 2-26 D 36-50-41  
PORTION OF TRACT 9 DESC AS: S  
117.52 OF N 544.55 OF W 322.55  
OF E 357.55, LESS COMM AT NE COR  
OF SAID S 117.52;W 103.72 TO POB

WWW-16-00016848 \$9,996.47  
Paid By BCD DANIA OAKS LLC

| AD VALOREM TAXES                |              |              |                   |             |              |
|---------------------------------|--------------|--------------|-------------------|-------------|--------------|
| Taxing Authority                | Millage      | Assessed Val | Exemptions        | Taxable Val | Taxes Levied |
| BROWARD COUNTY COMMISSION       |              |              |                   |             |              |
| COUNTYWIDE SERVICES             | 5.44740      | 492,550      | 0                 | 492,550     | 2,683.12     |
| VOTED DEBT                      | 0.22160      | 492,550      | 0                 | 492,550     | 109.15       |
| BROWARD CO SCHOOL BOARD         |              |              |                   |             |              |
| GENERAL FUND                    | 5.33600      | 501,430      | 0                 | 501,430     | 2,675.63     |
| CAPITAL OUTLAY                  | 1.50000      | 501,430      | 0                 | 501,430     | 752.14       |
| VOTER APPROVED DEBT LEVY        | 0.07030      | 501,430      | 0                 | 501,430     | 35.25        |
| SO FLORIDA WATER MANAGEMENT     |              |              |                   |             |              |
| EVERGLADES C.P.                 | 0.04710      | 492,550      | 0                 | 492,550     | 23.20        |
| OKEECHOBEE BASIN                | 0.14770      | 492,550      | 0                 | 492,550     | 72.75        |
| SFWMD DISTRICT                  | 0.13590      | 492,550      | 0                 | 492,550     | 66.94        |
| SOUTH BROWARD HOSPITAL          | 0.16150      | 492,550      | 0                 | 492,550     | 79.55        |
| CHILDREN'S SVCS COUNCIL OF BC   | 0.48820      | 492,550      | 0                 | 492,550     | 240.46       |
| CITY OF DANIA BEACH             |              |              |                   |             |              |
| DANIA BEACH OPER                | 5.99980      | 492,550      | 0                 | 492,550     | 2,955.20     |
| DEBT SERVICE                    | 0.24640      | 492,550      | 0                 | 492,550     | 121.36       |
| FL INLAND NAVIGATION            | 0.03200      | 492,550      | 0                 | 492,550     | 15.76        |
| Total Millage:                  |              | 19.83390     | Ad Valorem Taxes: |             | \$9,830.51   |
| NON - AD VALOREM TAXES          |              |              |                   |             |              |
| Levying Authority               | Rate         |              |                   | Amount      |              |
| 04 DANIA FIRE                   |              |              |                   | 200.00      |              |
| DS DANIA STORM WATER            | @ 40.0000    |              |                   | 40.00       |              |
| DW DANIA SOLID WASTE            | @ 342.4800   |              |                   | 342.48      |              |
| Non - Ad Valorem Assessments:   |              |              |                   |             | \$582.48     |
| Combined Taxes and Assessments: |              |              |                   |             | \$10,412.99  |
| If Postmarked By                | Nov 30, 2016 |              |                   |             |              |
| Please Pay                      | \$0.00       |              |                   |             |              |

Receipt #  
Paid 11/08/2016

## BROWARD COUNTY

2016 Paid Real Estate  
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 479727

Paid 11/08/2016 Receipt # WWW-16-00016848 \$9,996.47  
Paid By BCD DANIA OAKS LLC

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR  
GOVERNMENTAL CENTER ANNEX  
115 S. ANDREWS AVENUE, ROOM # A100  
FORT LAUDERDALE, FL 33301-1895

| Property ID Number |
|--------------------|
| 504136-01-0360     |

| If Postmarked By | Please Pay |
|------------------|------------|
| Nov 30, 2016     | \$0.00     |
|                  |            |
|                  |            |
|                  |            |
|                  |            |

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

BCD DANIA OAKS LLC  
20900 NE 30 AVE #200  
AVENTURA, FL 33180

Please Pay Only One Amount

## Lajoie, Corinne

---

**From:** Lunkins, Angel  
**Sent:** Monday, March 13, 2017 3:57 PM  
**To:** Lajoie, Corinne  
**Subject:** RE: Code Check - Dania Oaks

No Code violations or Liens on the property. Thank you

---

**From:** Lajoie, Corinne  
**Sent:** Monday, March 13, 2017 11:57 AM  
**To:** Lunkins, Angel  
**Subject:** Code Check - Dania Oaks

Can you please tell me if there are any open violations on the following folio numbers?

504136010360

504136010361

Thank you.

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

# GreenspoonMarder

Sarah Stewart, AICP  
PNC Building  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Direct Phone: 954.214.8952  
Email: sarah.stewart@gmlaw.com



**VIA HAND DELIVERY**

February 2, 2017

FILE COPY

Corinne Lajoie, AICP, LEED GA  
Planning and Zoning Manager  
City of Dania Beach  
100 West Dania Beach Boulevard  
Dania Beach, FL 33004

Re: Dania Oaks Plat

Dear Corinne:

Attached are the following:

- Application for Amendment to the Dania Oaks Plat
- Check in the amount of \$1,500 – application fee
- Executed copy of the revised Dania Oaks Plat and 6 copies

We are requesting an amendment to the NVAL on SW 40<sup>th</sup> Avenue in order to preserve specimen trees and create an attractive entrance to the site. There is currently a 30' opening approximately 98 feet south of the north property line. We have met with D.G. McGuire at Broward County Engineering and have agreed to locate a 60' opening 68.5 feet south of the north property line.

The original plat shows a park on the southeast corner of the site. This park was only .152 acres and too small to serve as a public park; however it will remain as open space in order to preserve the existing trees. Therefore, we are also requesting that the note

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville  
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.  
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

Corinne LaJoie, A P, LEED GA  
February 2, 2017  
Page No. 2

on the plat be revised to delete the park and change the 1 existing single family home to a townhouse. As amended the new note will read: THIS PLAT IS RESTRICTED TO 25 TOWNHOMES

If you have any questions, or require further information or documentation, please let me know.

Very truly yours,

GREENSPOON MARDER, P.A.



Sarah Stewart, AICP



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

## Standard Development Application

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

Date Rec'd: \_\_\_\_\_

Petition No.: \_\_\_\_\_

☒ Other: Dania Oaks Plat Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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

Location Address: 5461 and 5471 SW 40th Avenue

Lot(s): Por Tract 9 Block: \_\_\_\_\_ Subdivision: Newman's Survey

Recorded Plat Name: Newman's Survey

Folio Number(s): 504136010360-0361 Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder

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

Business Telephone: 954-491-1120 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: dennis.mele@gmlaw.com copy to sarah.stewart@gmlaw.com

Name of Property Owner: BCD Dania Oaks, LLC

Address of Property Owner: 20900 NE 30th Avenue, Unit 200, Aventura, FL

Business Telephone: 305-749-0900 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Dania Oaks Plat Amendment

*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: 2.15 Gross Acreage: 2.27 Prop. Square Footage: 98,963 sf

Existing Use: SFR Proposed Use: 25 townhouses

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

BCD DANIA OAKS, LLC

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: \_\_\_\_\_  
(Owner / Agent signature\*)

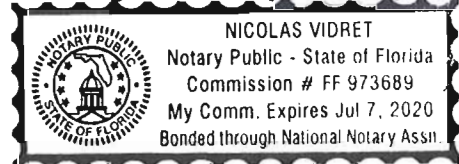
BEFORE ME THIS 20 DAY OF SEP., 2016

By:

\_\_\_\_\_  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary \_\_\_\_\_  
(Signature of Notary Public – State of Florida)



Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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

***NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.***

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

# DANIA OAKS

A REPLAT OF A PORTION OF TRACT 9, 'NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH RANGE 41 EAST', AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
FOUNDED 1993  
BASELINE  ENGINEERING  
LAND SURVEYING, INC.  
1400 N.W. 1st COURT  
BOCA RATON, FLORIDA 33432  
(561) 417-0700

## LEGAL DESCRIPTION:

A Porcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.  
LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Troct 9, Section 36, Township 50 South, Ronge 41 East, Braward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plot Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,  
LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

## ALSO KNOWN AS:

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plot Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situote, lying and being in The City of Dania Beach, Broward County, Florida; and having on area of 101,485 SQ. FT. = 2.329 ACRES more or less..

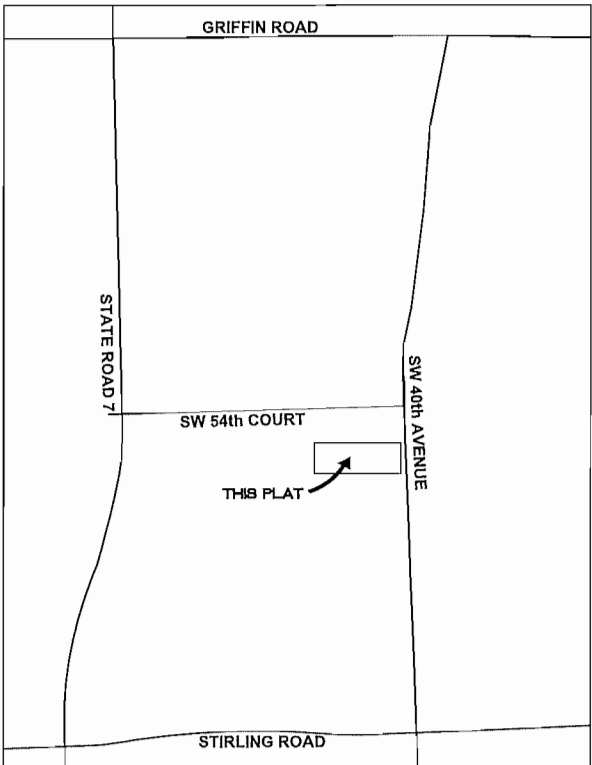
## DEDICATION: SEE SHEET 2 OF 3

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ATTACHED PLAT ENTITLED DANIA OAKS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: \_\_\_\_\_ FOR THE FIRM BY: \_\_\_\_\_

LUIS J. ORTIZ  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 7006  
STATE OF FLORIDA  
BASELINE ENGINEERING AND LAND SURVEYING INC.  
FLORIDA DEPARTMENT OF AGRICULTURE  
CERTIFICATE OF AUTHORIZATION NUMBER LB 6439.



## LOCATION MAP

SECTION 36, TOWNSHIP 50  
SOUTH, RANGE 41 EAST  
NOT TO SCALE

PLATTING  
SURVEYOR

COUNTY  
ENGINEER

COUNTY  
SURVEYOR

CITY  
ENGINEER

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 3 SHEETS

## BROWARD COUNTY PLANNING COUNCIL :

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO THE COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION :

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY MAYOR, COUNTY COMMISSION

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION :

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR DEPUTY

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
ROBERT P. LEGG, JR. RICHARD TORNESE, P.E., DIRECTOR  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER P.E. 40263  
FLORIDA REGISTRATION NUMBER L.S. 4030  
DATE: \_\_\_\_\_

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR OR DESIGNEE

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

## CITY OF DANIA BEACH PLANNING AND ZONING BOARD :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRPERSON, CITY OF DANIA BEACH

## CITY ENGINEER :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER OF CITY OF DANIA BEACH

## CITY OF DANIA BEACH CITY COMMISSION :

THIS IS TO CERTIFY THAT THIS PLAT OF DANIA OAKS WAS APPROVED BY THE BOARD OF CITY COMMISSIONERS OF ORDINANCE NUMBER \_\_\_\_\_ ADOPTED, BY SAID COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
CITY CLERK, CITY OF DANIA BEACH MAYOR  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_



DEDICATION:

STATE OF FLORIDA  
COUNTY OF BROWARD      SS

KNOW ALL MEN BY THESE PRESENTS THAT BCD DANIA OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND REPLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "DANIA OAKS".

THE ACCESS EASEMENT AREA WITHIN PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO THE PUBLIC PARK, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS TO THE PUBLIC PARK. NO BUILDING,FENCE, LANDSCAPING OR OTHER IMPROVEMENTS, WHICH IN ANY WAY INTERFERE WITH ACCESS, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE ACCESS EASEMENT. THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM.

PARCEL B, AS SHOWN HEREON, IS DEDICATED TO BROWARD COUNTY FOR R.O.W. PURPOSES

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS: \_\_\_\_\_ BCD DANIA OAKS, LLC.  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF FLORIDA      S.S.  
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES : \_\_\_\_\_

\_\_\_\_\_  
TYPED, PRINTED OR STAMPED NAME  
OF NOTARY PUBLIC

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR COPPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS: \_\_\_\_\_ BCD DANIA OAKS, LLC.  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF FLORIDA      }S.S.  
COUNTY OF BROWARD    }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

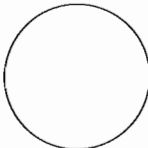
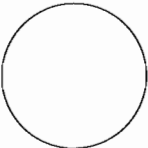
\_\_\_\_\_  
PRINT NAME:

# DANIA OAKS

A REPLAT OF A PORTION OF TRACT 9, "NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH RANGE 41 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
FOUNDED 1993  
BASELINE  ENGINEERING  
LAND  
LAND SURVEYING, INC.  
1400 N.W. 1st COURT  
BOCA RATON, FLORIDA 33432  
(561) 417-0700

BCD DANIA OAKS, LLC.



# DANIA OAKS

A REPLAT OF A PORTION OF TRACT 9, "NEWMAN'S SURVEY OF SECTION 36,  
TOWNSHIP 50 SOUTH RANGE 41 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 26,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PLAT BOOK PAGE  
SHEET 3 OF 3 SHEETS

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SURVEY NOTES:

COORDINATES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT OF THE FLORIDA STATE COORDINATE SYSTEM. SECTION CORNER COORDINATES USED TO TIE IN THE PLAT WERE OBTAINED FROM BROWARD COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION. ALL DISTANCES SHOWN ARE IN US-FEET UNLESS OTHERWISE SHOWN.

## PLAT NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, SAID BEARING BEING SOUTH 03°03'39" EAST REFERENCED TO SECTION CORNER COORDINATES USED TO TIE IN THE PLAT OBTAINED FROM BROWARD COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 1, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND /OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 1, 2021 THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

THIS PLAT IS RESTRICTED TO 24 TOWNHOMES AND 1 SINGLE FAMILY DWELLING UNIT.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

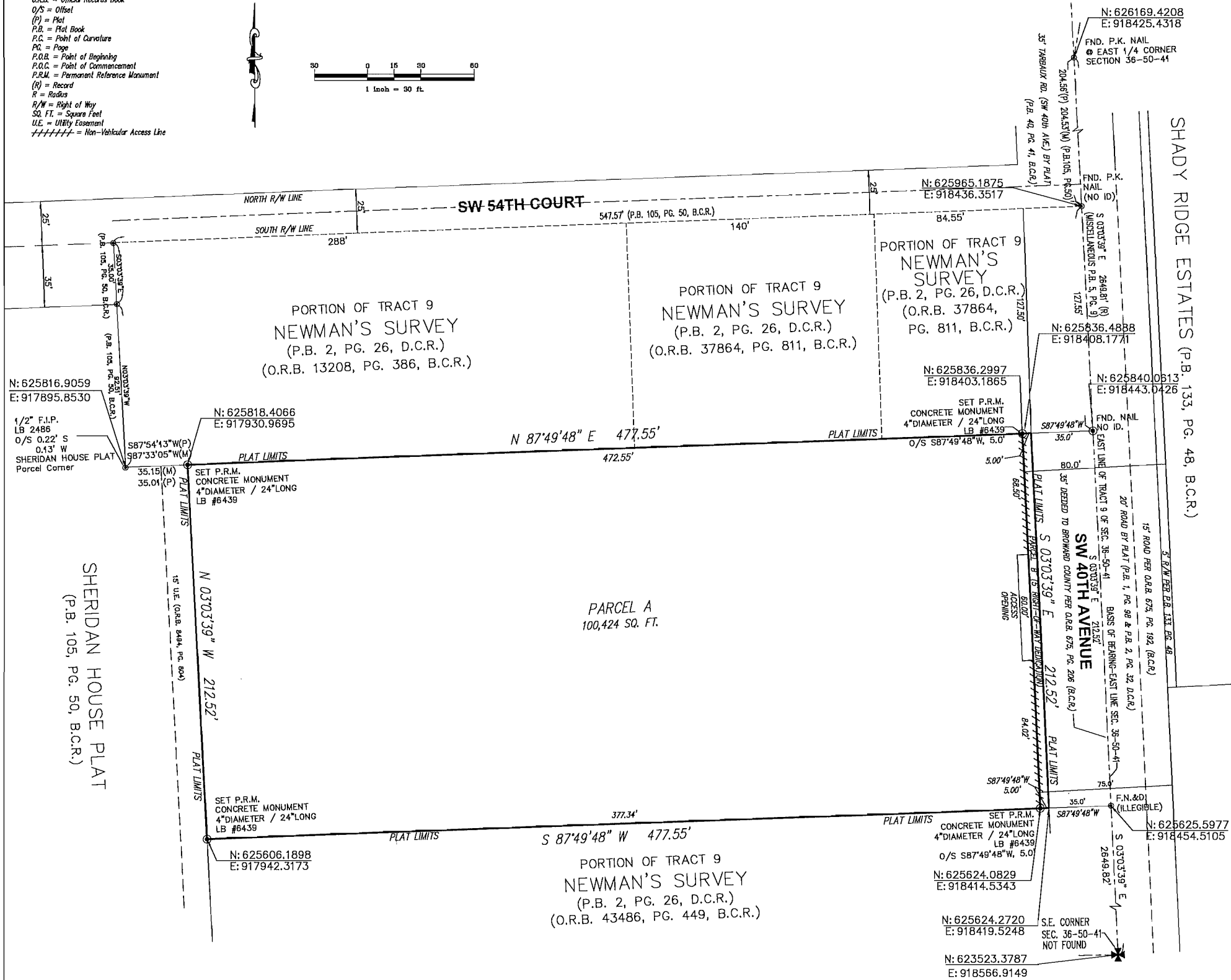
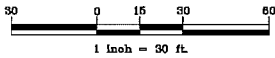
## AREA TABULATION:

PARCEL "A" (RESIDENTIAL) - 100,424 SQ. FT.  
PARCEL "B" (R/W DEDICATION) - 1,061 SQ. FT.

TOTAL AREA - 101,485 SQ. FT. / 2.329 ACRES +/-

## LEGEND

CL = Center Line  
B.C.R. = Broward County Records  
D.C.R. = Dade County Records  
D.E. = Drainage Easement  
(D) = Deed  
D = Delta  
EL = Elevation  
I.E. & E.E. = Egress Easement & Egress Easement  
FND. = Found  
F.I.R. = Found Iron Rod  
F.N.D. = Found Nail and Disc  
L = Arc Distance  
LB = Florida Department of Business and Professional Regulation Certificate of Authorization Licensed Survey Business Designation  
(M) = Measured  
N/A = Not Applicable  
N.G.V.D. = National Geodetic Vertical Datum  
N.A.V.D. = North American Vertical Datum  
O.R.B. = Official Records Book  
O/S = Offset  
(P) = Plat  
P.B. = Plat Book  
P.C. = Point of Curvature  
P.C. = Page  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
P.R.M. = Permanent Reference Monument  
(R) = Record  
R = Radius  
R/W = Right of Way  
SQ. FT. = Square Feet  
U.E. = Utility Easement  
+++++ = Non-Vehicular Access Line



THIS INSTRUMENT WAS PREPARED BY  
FOUNDED 1993  
BASELINE ENGINEERING  
LAND SURVEYING, INC.  
1400 N.W. 1st COURT  
BOCA RATON, FLORIDA 33432  
(561) 417-0700

029-MP-15

## **RESOLUTION NO. 2017-031**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “DANIA OAKS PLAT” (DR-11-17) SUBMITTED BY BASELINE ENGINEERING AND LAND SURVEYING, INC., ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461-5471 SW 40<sup>TH</sup> AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the “Code”), which chapter contains the City Land Development Code (the “LDC”), pursuant to Part 6, “Development Review Procedures and Requirements”, Article 640 “Plats”, it is stated that since June 4, 1953, no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

**WHEREAS**, Baseline Engineering and Land Surveying, Inc. on behalf of BCD Dania Oaks, LLC (the “Applicant”), is requesting plat approval (DR-11-17), for property legally described in attached Exhibit “A”, which is made a part of and is incorporated into this Resolution by this reference; and

**WHEREAS**, the “Dania Oaks Plat” (DR-11-17), is restricted to 25 Townhome residential dwelling units; and

**WHEREAS**, on February 23, 2017, the City’s Development Review Committee (the “DRC”), which includes representatives from the Broward Sheriff’s Office, Broward Fire Department, Public Services Department, the City’s landscape consultant and the Planning Division staff, reviewed the plat for compliance with all applicable regulations; and

**WHEREAS**, staff recommends approval of the plat for the residential townhome development; and

**WHEREAS**, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

**WHEREAS**, the City Commission finds that the approval of the proposed plat will protect the public health, safety and welfare of residents of the City, and furthers the purposes, goals, objectives and policies of the City’s Comprehensive Plan;

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

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

**Section 2.** That the application for the “Dania Oaks Plat” (DR-11-17), a copy of which is attached as composite Exhibit “B”, which is made a part of and incorporated into this Resolution by this reference, is approved.

**Section 3.** That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

**Section 4.** 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 5.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

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

**PASSED AND ADOPTED** March 28, 2017.

ATTEST:

---

LOUISE STILSON, CMC  
CITY CLERK

---

TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

---

THOMAS J. ANSBRO  
CITY ATTORNEY

## **EXHIBIT "A"**

### **Legal Description**

#### **EXHIBIT "A"**

Parcel 1:- Tax I.D. No. 5041-36-01-0361

A parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of Tract 9, "Newman's Survey" of Section 36, Township 50 South, Range 41 East, as recorded in plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, LESS the following described parcel:

Begin at the most Southwesterly point of said parcel; thence North 03°03'39" West, a distance of 4.00 feet; thence North 87°49'48" East, a distance of 80.78 feet; thence South 03°03'39" East, a distance of 4.00 feet; thence South 87°49'48" West, a distance of 80.78 feet to the Point of Beginning, said lands situate, lying and being in Broward County, Florida.

Parcel 2: Tax I.D. No. 5041-36-01-0360

A portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of Tract 9, Newman's Survey of Section 36, Township 50 South, Range 41 East, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida. LESS and except the following:

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of Tract 9, Newman's Survey of Section 36, Township 50 South, Range 41 East, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; thence South 87°49'48" West for a distance of 103.72 feet to the Point of Beginning; thence South 03°03'39" East, a distance of 4.00 feet; thence South 87°49'48" West, a distance of 80.78 feet; thence North 03°03'39" West, a distance of 4.00 feet; thence North 87°49'48" East for a distance of 80.78 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

**EXHIBIT “B”**

**Dania Oaks Plat**

# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Discussion

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

APPROVE THE APPROPRIATION AND USE OF SLOT MACHINE REVENUES DERIVED FROM THE DANIA JAI ALAI DESIGNATED ACCOUNT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SIXTY EIGHT THOUSAND EIGHT HUNDRED THIRTY FOUR DOLLARS (\$168,834.00) FOR ADDITIONAL POLICE SERVICES TO BE PROVIDED BY THE BROWARD SHERIFF'S OFFICE THROUGH SEPTEMBER 30, 2017.

### Purchasing Requests ONLY

|       |                                                                       |                      |
|-------|-----------------------------------------------------------------------|----------------------|
| Dept: | Acct #: General Fund Dania Jai Alai Designated Account #001-271-10-00 | Amt:<br>\$168,834.00 |
|-------|-----------------------------------------------------------------------|----------------------|

Fund:

### Fiscal Impact/Cost Summary

### Exhibits Attached

Memo, Resolution , Exhibit A, Exhibit B





**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-17-015

FROM: Robert Baldwin, City Manager

VIA: Colin Donnelly

BY: Nicki Satterfield, Finance Director

DATE: March 17, 2017

SUBJECT: BSO Police Personnel Request

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In 2016, the City Commission requested the City Manager's office to look into increased police services for the City of Dania Beach. The City Commission approved funding for two additional deputies for the remainder of FY 2015-16. The FY 2016-17 Budget planned for two deputies, but did not fund the positions, pending the outcome of a July 2016 Department of Justice COPS Grant application. The City was just recently informed that the Department of Justice will not fund the City's COPS Grant application.

The City Manager's office has received the attached request from Chief Daniel Marks outlining the need for increased public safety needs of both Patrol Officers and Community Service Investigator Aides. Per Broward Sheriff's Office there has been an 8.5% increase in calls for services from 2014 to 2016.

In January 2014, the Dania Beach Casino re-opened after significant renovations. This re-opening has generated an increase in patrons both visiting daily and staying overnight at local hotels. It is reasonable to presume that a portion of the 8.5% increase in calls for services, are related to this increased activity within the City.

Currently, the City receives 1.7% of slot machine revenues derived from the operations at the Casino (estimated at \$360,000.00 per year). The City Commission in 2007, via resolution earmarked such revenues to pay for costs associated with the impacts from the redevelopment of the casino such as public safety and traffic control.

Chief Marks has requested 6 new patrol officers, 3 new CSiAs, and an upgrade of the 4 current CSAs to CSiAs. Management has reviewed this request and unfortunately there is insufficient funding for the entire request at this time.

However, it has been determined it is feasible to fund two (2) additional law enforcement deputies and upgrading four (4) existing Community Service Aids to Community Service Investigative Aids at an estimated annual cost of Three Hundred Thirty Seven Thousand Six Hundred Sixty Six Dollars (\$337,666.00) by designating the use of the casino revenues each year towards this purpose.

This designation will provide an ongoing and continued source of funding for these staffing positions and allow the City to begin to take a moderate step towards fulfilling the City's increasing public safety needs.

The remaining unfilled staffing positions requested by the Chief will need to be revisited during the FY 2018 budget process.

### **Recommendation**

Staff recommends Commission approval of the Resolution to authorize and dedicate the use of slot machine revenues derived from the operations at the Dania Beach Casino for the ongoing and continued funding of two (2) additional BSO patrol officers and the upgrade of four (4) CSAs to CSIAs. Funding for the remaining of FY 2017 in the amount of \$168,834.00 will be appropriated from the General Fund Dania Jai Alai Designated Account #001-271-10-00.

## **RESOLUTION NO. 2017-032**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPROPRIATION AND USE OF SLOT MACHINE REVENUES DERIVED FROM THE DANIA JAI ALAI DESIGNATED ACCOUNT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SIXTY EIGHT THOUSAND EIGHT HUNDRED THIRTY FOUR DOLLARS (\$168,834.00) FOR ADDITIONAL POLICE SERVICES TO BE PROVIDED BY THE BROWARD SHERIFF'S OFFICE THROUGH SEPTEMBER 30, 2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

**WHEREAS**, the Dania Beach Casino re-opened in February 2014 after a closure for a limited time; and

**WHEREAS**, the City, pursuant to a January 25, 2005 agreement executed by Broward County and the operators of the Dania Jai Alai facility, receives revenues based upon percentages of slot machine revenues derived from operations at the casino; and

**WHEREAS**, the City Commission via Resolution 2007-088, a copy which is attached as Exhibit "A", established a designated account to earmark such revenues until February, 2019 to pay for costs associated with the impacts arising from the redevelopment of the property including but not limited to public safety, traffic control, and traffic calming; and

**WHEREAS**, the Broward Sheriff's Office has experienced an 8.5% increase in calls for service from 2014 to 2016 and is requesting that the City provide additional police staffing, a copy of that request is attached as Exhibit "B"; and

**WHEREAS**, the City had planned for additional Sheriff deputies in the FY 2016-17 budget, but withheld funding pending a Justice Department “COPS” grant application; and

**WHEREAS**, the City’s July 2016 “COPS” Grant application was not awarded; and

**WHEREAS**, the City Manager has reviewed the Broward Sheriff’s Office request and estimates annual casino revenues at approximately Three Hundred Sixty Thousand Dollars (\$360,000.00) per year and therefore recommends funding for two (2) additional law enforcement deputies and upgrading of four (4) existing Community Service Aides to Community Service Investigative Aides at an estimated annual cost of Three Hundred Thirty Seven Thousand Six Hundred Sixty Six Dollars (\$337,666.00) and requests that annual casino revenues be designated each year towards this purpose;

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

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

**Section 2.** That the proper City officials are authorized to execute an amendment to the Broward Sheriff’s Office Agreement for Police Services to reflect the additional personnel and staff upgrades identified above.

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

**Section 4.** That funds for this expenditure for the remaining fiscal year 2017 shall be made available and appropriated from the General Fund Dania Jai Alai Designated Account #001-271-10-00 in an amount not to exceed One Hundred Sixty Eight Thousand Eight Hundred Thirty Four Dollars (\$168,834.00).

**Section 5.** That the City Commission authorizes the use of slot machine revenues derived from the operations at the Dania Jai Alai for the ongoing continued funding of the additional and upgraded positions until such time as the designated account expires in February, 2019.

**Section 6.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 7.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** on March 28, 2017.

ATTEST:

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LOUISE STILSON, CMC  
CITY CLERK

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TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

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THOMAS J. ANSBRO  
CITY ATTORNEY

## **RESOLUTION NO. 2007-088**

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, DIRECTING THE ESTABLISHMENT BY THE CITY FINANCE DIRECTOR OF A DESIGNATED ACCOUNT IN CONNECTION WITH THE RECEIPT OF REVENUE TO BE DERIVED FROM THE "DANIA JAI ALAI" PARIMUTUEL OPERATION, TO BE REDEVELOPED AT THE SITE KNOWN AS "DANIA JAI ALAI", SUBJECT TO CERTAIN CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to a January 25, 2005 Agreement executed by Broward County and the Aragon Group, Inc. ("Aragon") d/b/a Dania Jai Alai, a division of the Aragon Group, Inc., and Summersport Enterprises, LLP ("Summersport"), the City will receive revenue based upon percentages of slot machines' revenue derived from operations at the Dania Jai Alai site which site is now owned and will be redeveloped and operated by Boyd Gaming, Inc.; and

**WHEREAS**, it is the intent of the City Commission that such revenue be earmarked to pay for costs associated with impacts arising from the redeveloped property, including but not limited to, the need for increased police and fire protection, emergency responses, traffic control and traffic calming measures, for a minimum period of five (5) years, and that a special "designated account" will be established to account for any additional revenue received from the pari-mutuel operation. This will give the City an opportunity to identify the costs of such impacts and to ensure that funding will be available to address them and mitigate them;

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

**Section 1.** That a reserve fund shall be established by the City Finance Director, to be known as the "Dania Jai Alai Designated Account", to be funded from revenue derived from slot machines to be paid to the City by the current property owner, Boyd Gaming, Inc., pursuant to the Agreement between Broward County and the Aragon Group, Inc., d/b/a Dania Jai Alai, a

division of the Aragon Group, Inc., and Summersport Enterprises, LLP; Boyd Gaming, Inc. is the successor to Aragon and Summpersport and is the current party in interest.

**Section 2.** That the City Commission has determined that such fund shall be in existence for a period of five (5) years from the date such revenue is first received by the City.

**Section 3.** That the Designated Account shall not be altered or this Resolution amended, as to the existence of the Account and the use of its revenue, unless approved by the vote of four (4) members of the City Commission.

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

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

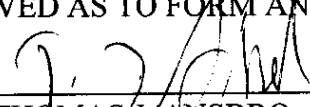
**PASSED AND ADOPTED** on May 8, 2007.

  
\_\_\_\_\_  
BOB ANTON  
MAYOR-COMMISSIONER

ATTEST:

  
\_\_\_\_\_  
LOUISE STILSON, CMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

BY:   
\_\_\_\_\_  
THOMAS J. ANSBRO  
CITY ATTORNEY



## MEMORANDUM

**To:** City Manager Baldwin

**From:** Captain Daniel J. Marks

**Date:** March 23, 2017

**Subject:** Personnel Request for Dania Beach

### Personnel Request

Over the last year, the City of Dania Beach has experienced enormous amounts of growth. From hotels and condos to shopping plazas, restaurants and casinos. With this growth comes more vehicular and pedestrian traffic as well as additional visitors traveling to and through Dania Beach. Additionally, with the increases above comes more calls for service and crime. From 2014 to 2016 calls for service have increased 8.5%.

I respectfully request to add six law enforcement deputy sheriffs to the Dania Beach District. The approximate cost for a fully outfitted deputy (Including equipment) is \$163,189.00 per year. This would total \$979,134.00.

I also respectfully request to add three Community Service Investigative Aides (CSIA). We currently have one CSIA in Dania Beach and four Community Service Aides (CSA). The difference between the two classifications is that a CSIA is trained to respond to and handle traffic crashes, parking complaints, crime scene processing, non-violent offenses and code enforcement type issues. In 2016, Dania Beach BSO responded to around 37,487 calls for service. Out of those calls, approximately 5,763 could have been handled by a CSIA, thus freeing up law enforcement to proactively patrol and respond to more serious calls. The cost for a fully equipped CSIA is approximately \$111,705.00 per year. The cost for a fully equipped CSA is approximately \$108,883.00. The cost to add 3 CSIA's would be around \$333,115.00, and to reclassify our remaining four CSA positions to CSIA's would cost approximately \$11,288.00. By doing this, we would have a total of eight CSIA's that would work two shifts and have seven day a week coverage. Our deputies would then have more time to focus on more serious calls for service and crime prevention. This would also provide for a more rapid response to calls for service. The approximate total for everything requested is \$1,323,537.00.



## MEMORANDUM

### **2016-2017 OFFICERS**

**President Greg Ross**

*Mayor, Cooper City*

**1st Vice President Dan Daley**

*Vice Mayor, Coral Springs*

**2nd Vice President Harry Dressler**

*Mayor, Tamarac*

**Secretary**

*Vacant*

**Treasurer Gary Resnick**

*Mayor, Wilton Manors*

### **DIRECTORS**

**Past President Susan Starkey**

*Councilmember, Davie*

**Past President M. Margaret Bates**

*Commissioner, Lauderhill*

**Past President Joy Cooper**

*Mayor, Hallandale Beach*

**Past President Frank Ortis**

*Mayor, Pembroke Pines*

**Gloria Battle**

*Commissioner, Deerfield Beach*

**Jack Brady**

*Mayor, North Lauderdale*

**Traci Callari**

*Commissioner, Hollywood*

**Thomas Dorsett**

*Commissioner, West Park*

**Lamar Fisher**

*Mayor, Pompano Beach*

**Freddy Fisikelli**

*Councilmember, Southwest Ranches*

**Justin Flippen**

*Vice Mayor, Wilton Manors*

**Caroline Guida**

*Councilmember, Sea Ranch Lakes*

**Bill Harris**

*Vice Mayor, Dania Beach*

**Dale Holness**

*Commissioner, Broward County*

**Stacy Kagan**

*Vice Mayor, Parkland*

**Thomas Kallman**

*Commissioner, Weston*

**Keith London**

*Vice Mayor, Hallandale Beach*

**Tim Lonergan**

*Vice Mayor, Oakland Park*

**Wayne Messam**

*Mayor, Miramar*

**Ashira Mohammed**

*Mayor, Pembroke Park*

**Lesia Peerman**

*Commissioner, Margate*

**Iris Siple**

*Commissioner, Pembroke Pines*

**Larry Sofield**

*Assistant Deputy Mayor, Sunrise*

**Elliot Sokolow**

*Commissioner, Lauderdale-by-the-Sea*

**Deb Tarrant**

*Mayor, Hillsboro Beach*

**Ken Thurston**

*Vice Mayor, Lauderhill*

**Becky Tooley**

*Commissioner, Coconut Creek*

**Dean Trantalis**

*Vice Mayor, Fort Lauderdale*

**Glenn Troast**

*Mayor, Lighthouse Point*

**Diane Veltri Bendekovic**

*Mayor, Plantation*

**Beverly Williams**

*Commissioner, Lauderdale Lakes*

To: City Clerks

From: Mary Lou Tighe, Executive Director

Date: March 10, 2017

Re: 2017-18 Board of Director Appointments

According to the League By-Laws, each city shall appoint a Director, Alternate, and Second Alternate to attend and vote at any Board of Directors or General Membership meeting held where he/she represents his/her municipality.

Please agenda this item for your next commission meeting so that all appointments are concluded by April 10, 2017.

Upon commission action, please complete the information below and return to the League office by April 10, 2017.

=====

**Municipality:** \_\_\_\_\_

**Commissioner/Council Appointments:** \_\_\_\_\_

**Director:** \_\_\_\_\_

**Alternate:** \_\_\_\_\_

**Second Alternate:** \_\_\_\_\_

**Mary Lou Tighe**

*Executive Director*

**Sely Cochrane**

*Deputy Executive Director*



**AIRPORT ADVISORY BOARD  
MEMBERSHIP  
Friday, March 17, 2017**

| <b>Name/Address<br/>Phone Number</b>                                                                                                                                                       | <b>Date<br/>Appointed</b> | <b>Term</b>                               | <b>Commission<br/>Appointment</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------|-----------------------------------|
| Douglas Hasty<br>4908 Schooner Drive<br>Fort Lauderdale, FL 33312-5212<br>305-632-1994 – Cell<br>305-348-2459 – Work<br><a href="mailto:douglashasty@gmail.com">douglashasty@gmail.com</a> | January 24, 2017          | November 2016<br>through<br>November 2018 | James                             |
| Ryan Stone<br>501 E. Dania Beach Boulevard<br>Unit 1H<br>Dania Beach, FL 33004<br>727-418-3232<br><a href="mailto:m.ryanstone24@gmail.com">m.ryanstone24@gmail.com</a>                     | January 10, 2017          | November 2016<br>through<br>November 2018 | James                             |
| Karen Harrington<br>4641 SW 30 <sup>th</sup> Way<br>Dania Beach, FL 33312<br>954-445-0390<br><a href="mailto:rickeyswingstwo@aol.com">rickeyswingstwo@aol.com</a>                          | January 24, 2017          | November 2016<br>through<br>November 2018 | James                             |
| Chris Christianson<br>5815 SW 39 <sup>th</sup> Way<br>Dania Beach, FL 33312-6254<br>954-444-8393<br><a href="mailto:cchristianson2006@gmail.com">cchristianson2006@gmail.com</a>           | January 24, 2017          | November 2016<br>through<br>November 2018 | Salvino                           |
| Dean Harley<br>606 NW 8 <sup>th</sup> Street<br>Dania Beach, FL 33004-2320<br>513-652-5140<br><a href="mailto:धारley@broward.org">धारley@broward.org</a>                                   | January 24, 2017          | November 2016<br>through<br>November 2018 | Salvino                           |
| Richard Ramcharitar<br>4620 SW 42 <sup>nd</sup> Terrace<br>Dania Beach, FL 33314<br>786-423-1646<br>786-423-1906<br><a href="mailto:fllqsc@gmail.com">fllqsc@gmail.com</a>                 | January 24, 2017          | November 2016<br>through<br>November 2018 | Salvino                           |

**AIRPORT ADVISORY BOARD  
MEMBERSHIP  
Friday, March 17, 2017**

| <b>Name/Address<br/>Phone Number</b>                                                                                                                                        | <b>Date<br/>Appointed</b> | <b>Term</b>                               | <b>Commission<br/>Appointment</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------|-----------------------------------|
|                                                                                                                                                                             |                           | November 2016<br>through<br>November 2018 | Harris                            |
| Micheline Peacock<br>60 Cat Cay Court<br>Dania Beach, FL 33004<br>954-929-0775<br>954-309-6931 – Cell<br><a href="mailto:peacockm60@comcast.net">peacockm60@comcast.net</a> | March 14, 2017            | November 2016<br>through<br>November 2018 | Harris                            |
|                                                                                                                                                                             |                           | November 2016<br>through<br>November 2018 | Harris                            |
| Randy Wright<br>4391 SW 34 <sup>th</sup> Lane<br>Ft. Lauderdale, FL 33312<br>954-983-6920<br><a href="mailto:rcwpaw@juno.com">rcwpaw@juno.com</a>                           | November 21,<br>2016      | November 2016<br>through<br>November 2018 | Brandimarte                       |
| Gary Luedtke<br>4461 SW 34 Drive<br>Fort Lauderdale, FL 33312-5513<br><a href="mailto:gluedtke@gmail.com">gluedtke@gmail.com</a>                                            | January 10, 2017          | November 2016<br>through<br>November 2018 | Brandimarte                       |
| William Prescott<br>315 SE 11 <sup>th</sup> Terrace<br>Dania Beach, FL 33004<br>954-471-8833                                                                                | January 24, 2017          | November 2016<br>through<br>November 2018 | Brandimarte                       |
| Keith Roberts<br>4417 SW 27 <sup>th</sup> Terrace<br>Dania Beach, FL 33312<br>954-309-5555<br><a href="mailto:bkars2020@aol.com">bkars2020@aol.com</a>                      | November 21,<br>2016      | November 2016<br>through<br>November 2018 | Grace                             |

**AIRPORT ADVISORY BOARD**  
**MEMBERSHIP**  
**Friday, March 17, 2017**

| <b>Name/Address<br/>Phone Number</b>                                                                                                                                                              | <b>Date<br/>Appointed</b> | <b>Term</b>                               | <b>Commission<br/>Appointment</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------|-----------------------------------|
| Bruce Hannover<br>617 NE 2nd Place<br>Dania Beach, FL 33004<br>954-920-3563<br><a href="mailto:bruceh8552@aol.com">bruceh8552@aol.com</a>                                                         | November 21,<br>2016      | November 2016<br>through<br>November 2018 | Grace                             |
| Oswaldo “Rick” Romero<br>75 Gulfstream Road, Unit #106B<br>Dania Beach, FL 33004<br>305-962-4114<br>786-206-0040 – Work<br><a href="mailto:rromerofinance@gmail.com">rromerofinance@gmail.com</a> | November 21,<br>2016      | November 2016<br>through<br>November 2018 | Grace                             |

**GENERAL EMPLOYEES PENSION BOARD**  
**MEMBERSHIP**  
**Friday, March 17, 2017**

| <b>Name/Address<br/>Phone Number</b>                                                                                                                                           | <b>Date<br/>Appointed</b> | <b>Term</b>                                 | <b>Position</b>              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------|------------------------------|
| Dorothy Olive<br>315 SE 4 <sup>th</sup> Street<br>Dania Beach, FL 33004<br>954-925-0191<br><a href="mailto:deedso57@bellsouth.net">deedso57@bellsouth.net</a>                  | March 14, 2017            | June 22, 2016<br>through<br>June 22, 2018   | Commission<br>Appointment    |
| Luis G. Rimoli<br>902 Natures Cove Road<br>Dania Beach, FL 33004<br>954-927-7161<br>954-478-0653<br><a href="mailto:luis@stagedrightevents.com">luis@stagedrightevents.com</a> | March 22, 2016            | March 22, 2015<br>through<br>March 22, 2017 | Commission<br>Appointment    |
|                                                                                                                                                                                |                           | November 2016<br>through<br>November 2018   | Commission<br>Representative |
| Leo Williams<br>8761 NW 10 <sup>th</sup> Street<br>Pembroke Pines, FL 33024<br>954-651-5031<br><a href="mailto:leosupt@aol.com">leosupt@aol.com</a>                            | September 30,<br>2015     | June 21, 2015<br>through<br>June 21, 2018   | Employee<br>Elected          |
| Jose Urtecho<br>5050 SW 29 <sup>th</sup> Avenue<br>Dania Beach, FL 33312<br>954-651-5039<br><a href="mailto:jurtecho@ci.dania-beach.fl.us">jurtecho@ci.dania-beach.fl.us</a>   | July 22, 2016             | June 21, 2016<br>through<br>June 21, 2019   | Employee<br>Elected          |

**POLICE & FIRE PENSION BOARD**  
**MEMBERSHIP – 4 Year Terms**  
**Friday, March 17, 2017**

| <b>Name/Address<br/>Phone Number</b>                                                                                                                                           | <b>Date<br/>Appointed</b> | <b>Term</b>                         | <b>Position</b>                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------|-----------------------------------------------------------------|
| Carolyn Jones<br>722 SW 3 <sup>rd</sup> Street<br>Dania Beach, FL 33004<br>954-920-0727 (H)<br>754-323-3033 (W)                                                                | March 16, 2015            | March 2015<br>through<br>March 2019 | 9 <sup>th</sup> Member<br>Selected by<br>Board<br><br>Secretary |
| David Nuby, Jr.<br>401 SW 12 Avenue<br>P.O. Box 1214<br>Dania Beach, FL 33004<br>954-275-2579<br>754-321-2320 Work<br><a href="mailto:davidnuby@aol.com">davidnuby@aol.com</a> | March 10, 2015            | March 2015<br>through<br>March 2019 | Commission<br>Appointment                                       |
| Rae Sandler<br>810 NW 7 <sup>th</sup> Avenue<br>Dania Beach, FL 33004<br>954-649-0396<br><a href="mailto:raesandler@bellsouth.net">raesandler@bellsouth.net</a>                | March 10, 2015            | March 2015<br>through<br>March 2019 | Commission<br>Appointment                                       |
| Roger Handevidt<br>206 SE 3 <sup>rd</sup> Place<br>Dania Beach, FL 33004<br>954-258-9915                                                                                       | March 10, 2015            | March 2015<br>through<br>March 2019 | Commission<br>Appointment                                       |
|                                                                                                                                                                                |                           | March 2015<br>through<br>March 2019 | Commission<br>Representative                                    |
| Todd Lleras<br>8001 NW 125 Terrace<br>Parkland, FL 33076<br>954-274-8333 Cell<br>954-775-0769 Home<br><a href="mailto:tlлерas@gmail.com">tlлерas@gmail.com</a>                 | March 16, 2015            | March 2015<br>through<br>March 2019 | Fire Department<br>Employee                                     |
| Todd Neal<br>500 SW Siesta Way<br>Stuart, FL 34994<br>772-341-4704 Cell<br><a href="mailto:tneal44@gmail.com">tneal44@gmail.com</a>                                            | March 16, 2015            | March 2015<br>through<br>March 2019 | Fire Department<br>Employee                                     |



**POLICE & FIRE PENSION BOARD**  
**MEMBERSHIP – 4 Year Terms**  
**Friday, March 17, 2017**

| <b>Name/Address<br/>Phone Number</b>                                                                                            | <b>Date<br/>Appointed</b> | <b>Term</b>                         | <b>Position</b>                  |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------|----------------------------------|
| Larry Rogers<br>100 W. Dania Beach Boulevard<br>Dania Beach, FL 33004<br>954-926-2400                                           | March 16, 2015            | March 2015<br>through<br>March 2019 | Police<br>Department<br>Employee |
| Richard Tarrant<br>9213 Arborwood Circle<br>Davie, FL 33328<br><a href="mailto:Cfa110205@comcast.net">Cfa110205@comcast.net</a> | March 16, 2015            | March 2015<br>through<br>March 2019 | Police<br>Department<br>Employee |