

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, APRIL 25, 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. Marty Kiar, Property Appraiser - Vice-Mayor Harris
- 2. FPL Presentation on new Power Plant - Mayor James
- 3. Presentation of City's Comprehensive Annual Financial Report for Fiscal Year 2016 by HCT Certified Public Accountants and Consultants, LLC
- 4. Recognition of Eleanna Hurst, Collins Elementary School, winner of the Broward County Public Schools 2017 Caliber Award for Teacher of the Year - Mayor James & Commissioner Grace

4. PROCLAMATIONS

5. CITIZEN COMMENTS

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

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

1. Minutes:

Approve Minutes of March 28, 2017 City Commission Meeting

2. Travel Requests:

Request from Community Development Director Marc LaFerrier to attend the APA (American Planning Association) National Planning Conference in New York City, New York on May 5-9, 2017 (Estimated cost \$2,712.91)

Request from Lead Code Compliance Inspector Barbara Urow and Code Compliance Inspector Ricky Ali to attend the 28th Annual F.A.C.E. (Florida Association of Code Enforcement) Conference in Orlando, Florida on June 20-23, 2017 (Estimated cost \$2,154.82)

Request from Revenue Coordinator Megan Jelaso to attend the Florida Association of Business Tax Professionals 29th Annual Educational Conference in Orlando, Florida on May 30-June 2, 2017 (Estimated cost \$1,105.66)

Request from Commissioner Bobbie H. Grace to attend the National League of Cities University Leadership Summit in San Diego, California on October 1-5, 2017 (Estimated cost \$2,356.87)

3. RESOLUTION NO. 2017-033

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO A LICENSE AGREEMENT DATED NOVEMBER 24, 2015 EXISTING BETWEEN THE CITY AND PARK N' GO OF FORT LAUDERDALE, LLC, RELATING TO THE NUMBER OF PARKING SPACES PERMITTED TO BE USED BY THE COMPANY FOR PARKING IN THE CITY GARAGE AND INCREASING THE RATE PER PARKING SPACE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2017-034

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE OUT THE OASIS IX PROJECT AND AUTHORIZING THE RETURN OF FUNDS IN THE REMAINING AMOUNT OF ONE THOUSAND EIGHT HUNDRED FORTY NINE DOLLARS (\$1,849.00) TO THE GENERAL

FUND CONTINGENCY ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2017-035

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE OUT THE SOUTHEAST STORMWATER PHASE I PROJECT AND AUTHORIZING THE RETURN OF CITY FUNDS IN THE REMAINING AMOUNT OF FOURTEEN THOUSAND THREE HUNDRED FIFTY NINE DOLLARS (\$14,359.00) TO THE STORM WATER CONTINGENCY ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2017-036

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE THE SIDEWALK PROJECT ON SW 40TH AVENUE AND AUTHORIZING THE RETURN OF FUNDS IN THE REMAINING AMOUNT OF FORTY SIX THOUSAND ONE HUNDRED EIGHTEEN DOLLARS (\$46,118.00) TO THE GENERAL FUND ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2017-037

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL THREE (3) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. RESOLUTION NO. 2017-038

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL FIVE (5) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. RESOLUTION NO. 2017-039

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE SIX (6) CENT LOCAL OPTION GAS TAX IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. RESOLUTION NO. 2017-040

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SETTLEMENT AGREEMENT BETWEEN THE CITY AND REPUBLIC SERVICES OF FLORIDA, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN FLORIDA, PERTAINING TO A PAYMENT TO THE CITY WHICH IS RELATED TO COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING MATERIALS IN THE CITY BY REPUBLIC, PRIOR TO JANUARY 1, 2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

11. RESOLUTION NO. 2017-041

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE 42nd YEAR COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND BROWARD COUNTY IN THE AMOUNT OF ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED THIRTY SIX DOLLARS (\$150,536.00) TO PROVIDE FUNDING FOR A NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENT PROJECT KNOWN AS OASIS XII; FURTHER REQUESTING CITY COMMISSION APPROVAL TO ADVERTISE THE PROJECT FOR BIDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

12. ORDINANCE NO. 2017-014

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 2-84, ENTITLED “POWERS OF SPECIAL MAGISTRATE”, OF ARTICLE IV, ENTITLED “CODE ENFORCEMENT”, CHAPTER 2, ENTITLED “ADMINISTRATION”, OF THE CITY CODE OF ORDINANCES, TO AUTHORIZE CODE COMPLIANCE SPECIAL MAGISTRATES TO ABATE OR MITIGATE FINES ASSOCIATED WITH CODE VIOLATIONS RESULTING IN LIENS; PROVIDING FOR CONFLICTS, FURTHER,

PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

13. ORDINANCE NO. 2017-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO APPOINTMENTS TO CITY PENSION BOARDS; AMENDING ARTICLE III, ENTITLED “EMPLOYEES’ RETIREMENT PLAN AND TRUST”, SECTION 18-29.9, ENTITLED “BOARD OF TRUSTEES – PLAN ADMINISTRATION”, OF CHAPTER 18, ENTITLED “PENSIONS AND RETIREMENT”, OF THE CITY CODE OF ORDINANCES, TO DELETE A PROVISION DESIGNATING A CITY ELECTED OFFICIAL TO SERVE AS A RETIREMENT BOARD MEMBER ON THE GENERAL EMPLOYEES’ PENSION BOARD AND DESIGNATING THE DIRECTOR OF THE CITY FINANCE DEPARTMENT OR DESIGNEE OF THE DIRECTOR, WHICH DESIGNEE IS EMPLOYED IN THAT DEPARTMENT, TO SERVE AS A MEMBER OF SUCH BOARD; AMENDING CHAPTER 2 OF THE CITY CODE OF ORDINANCES, WHICH CHAPTER IS ENTITLED “ADMINISTRATION”, ARTICLE I, ENTITLED “IN GENERAL”, TO DELETE SECTION 2-1.5 ENTITLED “COMMISSIONER TO SERVE ON BOARD OF TRUSTEES OF CITY POLICE AND FIREFIGHTERS RETIREMENT SYSTEM” IN ITS ENTIRETY; AMENDING SECTION 2-9, ENTITLED “DEPARTMENT OF FINANCE CREATED; DUTIES”, OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE DUTIES OF THE DIRECTOR OF THE CITY FINANCE DEPARTMENT, TO PROVIDE FOR THE DEPARTMENT DIRECTOR OR DESIGNEE OF THE DIRECTOR, WHICH DESIGNEE IS EMPLOYED IN THAT DEPARTMENT, TO SERVE AS A MEMBER OF THE BOARD OF TRUSTEES OF THE EMPLOYEES’ RETIREMENT PLAN AND TRUST (APPLICABLE TO GENERAL EMPLOYEES); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

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

5. ORDINANCE NO. 2017-016

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 115 “INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES AND CONDITIONS OF USE,” SECTION 115-40 “SCHEDULE OF PERMITTED USES” TO REMOVE OUTDOOR STORAGE OF VEHICLES; PART 2 “SITE DEVELOPMENT REGULATIONS,” ARTICLE 265 “OFF STREET PARKING REQUIREMENTS,” SECTION 265-50 “OFF-STREET PARKING REQUIRED; ON-STREET PARKING CREDIT” TO MODIFY REQUIRED PARKING FOR DAYCARE; AND PART 3 “SPECIAL ZONING DISTRICTS,” SUBPART 1 “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS,” ARTICLE 305 “INCENTIVES” TO MODIFY THE APPLICABILITY AND REGULATIONS OF INCENTIVES AND RELOCATE INCENTIVES FOR PUBLIC PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

6. RESOLUTION NO. 2017-025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-65-16) SUBMITTED BY THE APPLICANT, BATIA DAYAN, ON BEHALF OF THE PROPERTY OWNER 4760 LLC, FOR PROPERTY LOCATED AT 4760 SW 42 TERRACE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from March 14, 2017)*

7. 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. *(Continued from March 28, 2017)*

8. 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. *(Continued from March 28, 2017)*

10. DISCUSSION AND POSSIBLE ACTION

1. General Budget Discussion – City Manager Baldwin

11. COMMISSION COMMENTS

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

12. APPOINTMENTS

1. Airport Advisory Board
Commissioner Brandimarte - 1 appointment
Vice-Mayor Harris - 2 appointments
2. General Employees Pension Board
1 Commission Representative
3. Nuisance Abatement Board - Motion to Reinstate the Board
Commissioner Brandimarte - 1 appointment
Commissioner Grace - 1 appointment
Commissioner Salvino - 1 appointment
Vice-Mayor Harris - 1 appointment
Mayor James - 1 appointment
2 Alternate positions
4. Police and Fire Pension Board
1 Commission Representative

13. ADMINISTRATIVE REPORTS

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

Tuesday, May 9, 2017 - 6:00 p.m.
Tuesday, May 9, 2017 - 7:00 p.m.
Tuesday, May 23, 2017 - 7:00 p.m.

CRA Board Meeting
City Commission Meeting
City Commission Meeting

14. ADJOURNMENT

City of Dania Beach, Florida Fiscal Year 2016 Auditor's Presentation



Presented by:
Roderick Harvey, CPA, CVA
HCT Certified Public Accountants
and Consultants, LLC

April 25, 2017

Overview

- Audit Opinion – Unqualified Audit Opinion
- Financial Summary (September 30, 2016)
- Financial Statement Comparison (FY2015 to FY2016)
- Compliance Audit Reporting

Audit Opinion

- Unqualified Opinion
 - The financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2016, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Balance Sheet - Governmental Funds

- General Fund (Pg. 22)
 - Total Fund Balance - \$26,691,120
 - Unassigned Fund Balance - \$23,475,784
- Total Governmental Funds (Pg. 23)
 - Total Fund Balance - \$34,548,700 (includes Grants, CRA, Debt, Capital Projects, Building and other Non Major Funds)

Statement of Net Position - Proprietary Funds (includes Water, Sewer, Stormwater, Marina, Parking and Pier Funds)

- Proprietary Funds (Pg. 29)
 - Total Net Position - \$47,021,333

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds

- General Fund (Pg. 25)
 - Revenues-\$43,558,707 (93% Of All Gov't Funds)
 - Expenditures - \$43,993,620 (83% Of All Gov't Funds)
 - Increase in Fund Balance – \$1,096,015 (Includes Other Financing Sources and Uses)
- All Governmental Funds - (pg. 25-26) includes Grants, CRA, Debt, Capital Projects, Building and other Non Major Funds
 - Total Revenues - \$46,656,130
 - Total Expenditures - \$52,744,318
 - Change in Fund Balances – \$174,561 (Includes Other Financing Sources and Uses)

Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds

- Business Type - Proprietary Funds (pg. 30-31) includes Water, Sewer, Stormwater, Marina, Parking and Pier Funds
 - Operating Revenues - \$17,234,071
 - Operating Expenses - \$11,171,669
 - Non-Operating Expenses Net of Non-Operating Revenues – (\$377,437)
 - Net Transfers Out \$(3,380,840)
 - Change in Net Position – \$2,304,125

Financial Statement Comparison for FYE 2015 & FYE 2016

- Total Governmental Funds (includes General, Grant, CRA, Debt, Capital, Building and other Non Major Funds)

	09/30/15 (restated)	09/30/16	Variance	% diff.
Fund Balance Comparison	\$34,374,139	\$34,548,700	\$174,561	.51%
Revenue Comparison	\$45,002,837	\$46,656,130	\$1,653,293	3.67%
Expenditure Comparison	\$49,638,206	\$52,744,318	(\$3,106,112)	(6.26%)

- Total Proprietary Funds (includes Water, Sewer, Stormwater, Marina, Parking and Pier Funds)

	09/30/15 (restated)	09/30/16	Variance	% diff.
Net Position Comparison	\$44,717,208	\$47,021,333	\$2,304,125	5.15%
Revenue Comparison	\$17,191,267	\$17,234,071	\$42,804	.25%
Expense Comparison	\$9,932,662	\$11,171,669	(\$1,239,007)	(12.47%)

COMPLIANCE REPORTING

HCT is pleased to report the following concerning our compliance reporting:

- No material weaknesses were included in the report on internal control over financial reporting and on compliance .
- No instances of noncompliance material to the financial statements of the City of Dania Beach, Florida were disclosed during the audit.
- No material weaknesses in internal control over major federal award programs were included in the report on compliance for each major program and on internal control over compliance required by THE UNIFORM GUIDANCE.
- The auditor's report on compliance for the major federal award programs for the City of Dania Beach, Florida expresses an unmodified opinion on all major federal programs.
- There were no audit findings that are required to be reported in accordance with Title 2 US Code of Federal Regulations Part 200, *Uniform Administrative Requirements Cost Principles, and Audit Requirements of Federal Awards* (UNIFORM GUIDANCE) in this schedule.
- There were no matters that are required to be reported in accordance with the rules of the Auditor General of the State of Florida.

HCT

Certified Public Accountants & Consultants



We appreciate your time listening to our presentation.
The City of Dania Beach, Florida

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, MARCH 28, 2017 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

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

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

3.1 State of the City – Mayor James

The State of the City Video was presented at this time.

3.2 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

Teina Philips, Broward Regional Health Planning Council, spoke briefly about the PATCH and Healthy Community Zone.

Ms. Ovrill Dwyer introduced the students participating in the Good Neighbor Store Project, who provided a PowerPoint overview of the program, which is attached to and incorporated into these minutes.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments

Lina Elattar, 1239 Mariposa Avenue, Coral Gables, spoke in favor of the resolution supporting the plastic bag ban.

Kimberly and Keyla Correia, 2312 Anchor Court, Fort Lauderdale, spoke in favor of the resolution supporting the plastic bag ban.

Chelsea Krebs, 1548 SE 12th Court, Fort Lauderdale, encouraged the Commission to approve the resolution supporting the plastic bag ban.

Christina Boeri, 431 W 29th Street, Miami Beach, representing the Surfrider Foundation, spoke in favor of the resolution supporting the plastic bag ban.

Catherine Uden, 1120 Lyontree Street, Hollywood, Surfrider Foundation, spoke in favor of the resolution for the plastic bag ban.

Carole Morris, 131 SE 3rd Avenue #105, Friends of the Library, invited everyone to attend the Arts and Seafood Festival and have their photo taken at their booth.

Gary Luedtke, 4461 SW 34 Drive, member of the Airport Advisory Board and FLL's Noise Abatement Committee, advised the FAA's Part 150 study appointed representatives from each affected city; the cities with noise on two sides received two representatives. Currently Dania Beach has one assigned representative because that is what the City asked for. Mr. Luedtke encouraged the Commission to ask for more representatives because Dania Beach gets 95% of the noise and is affected on three sides.

Commissioner Salvino left at 7:53 p.m.

Veronica Larkins, 211 NW 12th Avenue, requested the City release the \$5,000.00 contribution for the Dania Beach Bears. She clarified for Commissioner Brandimarte that the person who came before the Commission in April was not a representative of the Bears.

The consensus of the Commission was to give the Dania Beach Bears the money.

Tammy Kohlmeier, 5056 SW 24th Avenue, expressed her concerns with traffic resulting from new development on NW 25th Avenue (Items #9.5 and #9.6 on tonight's agenda).

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, noted three deputies received the Gold Cross Award today for their acts of heroism; they will be at the next meeting. He reported on criminal activity in the City.

Commissioner Grace requested a comprehensive report on crime in Dania Beach due the report from Channel 7 News.

Lieutenant Dan Suarez, BSO Fire Rescue, noted the Fire Department is looking for Cadets between the ages of 14-18. They will have a booth at the Arts and Seafood Celebration with applications available.

7. Consent Agenda

7.1 Minutes:

Approve Minutes of March 14, 2017 City Commission Meeting

7.2 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)

Resolutions

7.3 RESOLUTION #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.

7.4 RESOLUTION #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.

7.5 RESOLUTION #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.

Commissioner Grace motioned to adopt the Consent Agenda; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 ORDINANCE #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)**

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

Corinne Lajoie, Principal City Planner, described the proposed text amendments.

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

Commissioner Grace motioned to adopt Ordinance #2017-010, on first reading; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

9.2 ORDINANCE #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)**

City Attorney Ansbro read the title of Ordinance #2017-011.

Corinne Lajoie, Principal City Planner, reviewed the proposed text amendment, and provided a revised staff report, which is attached to and incorporated into these minutes.

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

Commissioner Grace motioned to adopt Ordinance #2017-011, on first reading; seconded by Vice-Mayor Harris. The motion carried on the following 4-0 Roll Call vote:

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

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.

Mayor James, Vice-Mayor Harris and Commissioner Grace noted they had been contacted by the developer.

9.3 ORDINANCE #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)**

9.4 ORDINANCE #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)**

City Attorney Ansbro read the title of Ordinance #2017-012 and Ordinance #2017-013, as they relate to the same property.

Corinne Lajoie, Principal City Planner, provided an overview of the amendment to the Future Land Use Map and proposed rezoning change for Griffin Pointe. She distributed a letter of objection, which is attached to and incorporated into these minutes.

Dennis Mele, representing the applicant, explained the traffic flow on the property that will be described on the plat note amendment with the second reading of the ordinances.

Mayor James opened the Public Hearings.

Ariana Perez, 4513 SW 24th Avenue, expressed her concerns with traffic from the project, and lack of sidewalks in the neighborhood.

Robert Sandstrom, 4421 SW 23rd Avenue, complained of trees that were removed after the hurricane and traffic.

Patrick Hart, 2274 SW 44th Street, spoke against the project.

Natalie Taveras, 2411 SW 45th Street, restaurant owner, spoke against the project.

Ben Levy, 4521 SW 25th Avenue, spoke against the project because of traffic concerns.

John Halliday, property owner, clarified that mostly Australian Pines were on the property, and they spent a quarter of a million dollars to relocate the viable oak trees along the perimeter of the property.

Larry Lawson, 5001 SW 24th Avenue, spoke against the project.

Attorney Mele addressed some of the concerns expressed by the residents. He noted that they would pay for speed humps or some other traffic control device on SW 45th Street, west of their driveway, if there is a desire to have it.

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

Commissioner Grace spoke of traffic issues throughout the City.

Mayor James has a major concern with trucks that will be coming to the warehouse and driving on SW 45th Street.

Mr. Halliday noted there would be 8-10 trucks per day.

Commissioner Grace motioned to adopt Ordinance #2017-012, for the Land Use Amendment, on first reading; seconded by Commissioner Brandimarte. The motion carried on the following 3-1 Roll Call vote:

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

Commissioner Grace motioned to adopt Ordinance #2017-013, for the rezoning, on first reading; seconded by Vice-Mayor Harris. The motion carried on the following 3-1 Roll Call vote:

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

9.5 RESOLUTION #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.

9.6 RESOLUTION #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.

City Attorney Ansbro read the title of Resolution #2017-029 and Resolution #2017-030, as they relate to the same property.

Corinne Lajoie, Principal City Planner, reviewed the plat and site plan for Whispering Oaks.

Dennis Mele, representing the applicant, presented a PowerPoint of the proposed plat and site plan, which is attached to and incorporated into these minutes. They will be widening 25th Avenue all the way along the length of their property, as well as providing a linear park. He noted Tropical Acres declined to dedicate a portion of their property along 25th Avenue to widen the road all the way to Griffin Road. This will be a gated community with 36 3-4 bedroom single family homes, priced between \$390,000- \$450,000.

Mayor James asked them to install exercise equipment in the Linear Park and Attorney Mele agreed.

Mayor James opened the Public Hearings.

John Migone, 5000 SW 24 Avenue, expressed his concerns with traffic from the project, and that the homes will not look like the ones currently in the neighborhood.

Attorney Mele clarified a plat was approved for 36 townhomes and those units can still be built on the property. He noted they will comply with the City's tree preservation plan.

Mr. Migone said the City will need to close off the backside of their street if they permit the project.

Tammy Kohlmeier, 5056 SW 24th Avenue, expressed her concerns with traffic resulting from the development.

Tom Citrino, 5000 SW 25th Avenue, noted the City needs to get involved with Tropical Acres to obtain a portion of their property in order to widen 25th Avenue up to Griffin Road.

Larry Lawson, 5001 SW 24th Avenue, concurred with Mr. Citrino, and suggested a traffic light at 24th Avenue and Griffin Road.

Joan Picard, 4966 SW 25th Avenue, spoke of traffic from the development.

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

Commissioner Grace suggested the City speak to the owner of Tropical Acres, and continue these two items until April 25th.

City Attorney Ansbro said the City could try to broker a discussion; in the alternative, we could take the property by eminent domain. Marc Laferrier, Director of Community Development, will speak to the owner with Attorney Mele.

Commissioner Grace motioned to continue Resolution #2017-029 and Resolution #2017-030 until the April 25, 2017 City Commission meeting at 7:00 p.m.; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

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

9.7 RESOLUTION #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.

City Attorney Ansbro read the title of Resolution #2017-031.

Corinne Lajoie, Principal City Planner, described the Dania Oaks Plat, and noted that she received one objection via email today, which is attached to and incorporated into these minutes.

Dennis Mele, representing the applicant, explained the dedicated park area from the previously approved plat would be made private and the park impact fee would be paid; the area will be preserved as open space and maintained by the developer rather than the City.

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

Commissioner Grace motioned to adopt Resolution #2017-031; seconded by Vice-Mayor Harris. The motion carried on the following 4-0 Roll Call vote:

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

10. Discussion and Possible Action

10.1 RESOLUTION #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.

City Manager Baldwin reviewed the memo included in the agenda packet and recommended the Commission adopt the resolution.

City Attorney Ansbro read the title of Resolution #2017-032.

Commissioner Grace motioned to adopt Resolution #2017-032 seconded by Vice-Mayor Harris. The motion carried on the following 4-0 Roll Call vote:

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

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte commented on dog waste at the beach and our support of banning plastic bags.

Commissioner Brandimarte questioned Chief Marks on crime statistics and felt we need more deputies; she is not seeing any on the east side.

11.2 Commissioner Grace

Commissioner Grace noted the peace and quiet in parts of the communities is still lacking, particularly on 7th and 6th, where there were block parties last weekend.

Commissioner Grace expressed various condolences for recent losses, and thank-you's to volunteers for the latest Oasis cleanup and to Dania Economic Development Corporation.

Commissioner Grace thanked all the women who supported Women's History Month and for honoring her as Woman of the Year for 2017.

11.3 Commissioner Salvino

Commissioner Salvino was not present.

11.4 Vice-Mayor Harris

Vice-Mayor Harris noted Ebenezer Church needs a traffic light at NW 1st Street and Bryan Road; MPO is working on it and the process has started.

11.5 Mayor James

Mayor James noted she attended the Mayors League of Cities in Tallahassee; there are things we should be discussing with our representatives.

Mayor James said she toured City Hall and there is space for offices for the Commission. The current Commission room will be remodeled and there are other renovations planned for City Hall.

Mayor James noted she wants the City Manager to organize a workshop on adopting a resolution to upgrade the exit ramps on I-95 from Griffin to Stirling, and developing an economic development council.

Commissioner Grace said it would not be before the next Commission meeting as she is taking time off.

Mayor James commented in order to be great, you need to have great leadership. We need to operate at a service level A; she still needs to investigate a lot of departments.

12. Appointments

12.1 Broward League of Cities
Director – Bill Harris
Alternate – Bobbie Grace
Second Alternate – Tamara James

12.2 Airport Advisory Board – no appointments

12.3 General Employees Board

The Commission reappointed Luis Rimoli to a two-year term.

12.4 Police and Fire Pension Board – no appointments

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

13. Administrative Reports

13.1 City Manager

City Manager Baldwin thanked the Locantos for the State of the City video, and Commissioner Grace for getting volunteers for the Oasis Project cleanup.

City Manager Baldwin noted at the next meeting, we will have a general discussion on the budget, and presentation of the CAFR.

City Manager Baldwin added that properties are being inventoried for the eventual construction of a single family home as part of the Oasis program.

13.2 City Attorney

City Attorney Ansbro asked the Commission to revive the Nuisance Abatement Board for 6-7 months and make appointments at the April 25th meeting.

13.3 City Clerk - Reminders

Tuesday, April 25, 2017 – 7:00 p.m.

City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 10:24 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 Community Development Director Marc LaFerrier to attend the APA (American Planning Association) National Planning Conference in New York City, New York on May 5-9, 2017 (Estimated cost \$2,712.91)

Request from Lead Code Compliance Inspector Barbara Urow and Code Compliance Inspector Ricky Ali to attend the 28th Annual F.A.C.E. (Florida Association of Code Enforcement) Conference in Orlando, Florida on June 20-23, 2017 (Estimated cost \$2,154.82)

Request from Revenue Coordinator Megan Jelaso to attend the Florida Association of Business Tax Professionals 29th Annual Educational Conference in Orlando, Florida on May 30 - June 2, 2017 (Estimated cost \$1,105.66)

Request from Commissioner Bobbie H. Grace to attend the National League of Cities University Leadership Summit in San Diego, California on October 1-5, 2017 (Estimated cost \$2,356.87)

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

LaFerrier Travel Request, Urow & Ali Travel Request, Jelaso Travel Request, Grace Travel Request



Department of Community Development

To: Robert Baldwin, City Manager
Colin Donnelly, Assistant City Manager

From: Marc LaFerrier, Community Development Director

Date: April 3, 2017

Subject: 2017 National Planning APA Conference Travel Request

Please be advised that I am requesting travel authorization to attend the National APA Planning Conference, May 5-9, 2017 located in New York City. The conference offers over 400 Certification Maintenance (CM) credits required for maintaining American Institute of Certified Planners (AICP) certification.

Division 15-01 has planned for this event and has sufficient funds in its 40-10 account.

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

Registration Fee	\$ 785.00
Lodging (4 nights)	1,326.51
Airfare	188.40
Per Diem	333.00
<u>Shuttle</u>	<u>80.00</u>
Total Cost (Estimate)	\$2,712.91

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Marc LaFerrier
DEPARTMENT: Community Development
LOCATION: New York City, New York
TRIP/TRAINING DATE: May 5 - May 9, 2017
PURPOSE: 2017 National Planning APA Conference

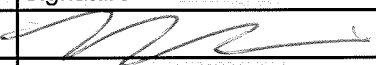
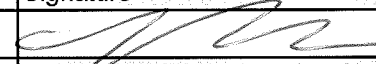
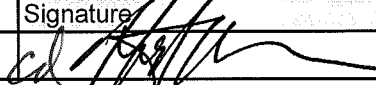
CHECK ONE
☒ Certification
☐ General Training
☐ License
☐ Other

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

ACCOUNT NO: 001-15-01-529-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration Fee	APA Conference	\$ 785.00
Lodging (4 nights @ \$289)	Sheraton New York Times Square Hotel (includes 14.75% taxes)	\$ 1,326.51
Airfare	Orbitz Estimate	\$ 188.40
Shuttle	Estimated Costs	\$ 80.00
Per Diem	M. LaFerrier	\$ 333.00
TOTAL EXPENSES		\$ 2,712.91

TOTAL ESTIMATED TRAVEL COST **\$ 2,712.91**

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
Marc LaFerrier		4-3-17
Department Director (print)	Signature	Date
Marc LaFerrier		4-3-17
Finance Director (print)	Signature	Date
Nicki Satterfield		4/3/17
City Manager (print)	Signature	Date
Robert S. Bubbin		4/3/17

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens		4-3-17



American Planning Association
Making Great Communities Happen

American Planning Association's
National Planning Conference
May 6–9, 2017 • New York

NPC17 REGISTRATION FORM

Questions about APA's National Planning Conference registration policies?
Find answers at planning.org/conference/registration/policies

NAME AND ADDRESS (PLEASE PRINT)

APA ID NUMBER

FIRST NAME

M.I.

LAST NAME

HOME PHONE

OFFICE PHONE

E-MAIL ADDRESS REQUIRED: (THIS WILL BE YOUR EMAIL ADDRESS OF RECORD)

Badge Details

ENTER YOUR FIRST NAME AS YOU WOULD LIKE IT TO APPEAR ON YOUR BADGE

FULL NAME

ORGANIZATION

LOCATION (CITY AND STATE)

Where should APA mail your badge?

ADDRESS

CITY STATE

COUNTRY

ZIP/POSTAL CODE

Please answer the following: (If you do not answer, you will be opted out of sharing your information.)

Would you like APA to share your full contact information with national conference exhibitors and sponsors? ☐ Yes ☐ No

Would you like APA to share your full contact information with other conference attendees? ☐ Yes ☐ No

STEP 1: JOIN APA NOW

Join APA now and you'll save up to \$315 on conference registration. You'll qualify for the member conference price. Go to planning.org/join, follow the onscreen instructions, and make a note of your APA ID. (It will appear on the confirmation screen and be emailed to you.)

STEP 2: BASIC REGISTRATION

CIRCLE the rate option that fits your current membership category and registration date. Register online and save! A \$50 paper-processing fee applies to each mailed or faxed registration. You need an APA ID to register. Members use the ID found on your Planning label or APA invoice. Nonmembers, create an ID online.

FULL CONFERENCE RATES

Includes awards luncheon invitation (ticket required), Exhibitor Meet and Greet, 7-day MTA MetroCard, and session PowerPoint presentations and recordings (post conference). Rate applies to individuals only, not agencies.

Payment must be received by:	Mar. 2	Apr. 6	Late Rate
APA Members and Speakers	\$735	\$785	\$835
Nonmember	\$1,050	\$1,050	\$1,050
Nonmember Planning Officials	\$735	\$840	\$890

DISCOUNTED CONFERENCE RATES

Includes Exhibitor Meet and Greet, 7-day MTA MetroCard, and session PowerPoint presentations and recordings (post conference). YOU MAY PURCHASE A TICKET for the awards luncheon, but it is not included with discounted registration. Nonmember students must pay the nonmember registration rate.

Payment must be received by:	Mar. 2	Apr. 6	Late Rate
Life, Retired, Early Career Membership Program (student and new professional) member	\$125	\$145	\$165

Step 2: Basic Registration Subtotal \$ _____

Name _____ Daytime Phone _____

STEP 3: EVENTS AND ACTIVITIES

Indicate the title, function code (found at the end of the activity description), quantity, and price for each additional activity. For information, browse the program at planning.org/conference. Reminder: Full paid registrants, add your awards luncheon ticket to your activities if you plan to attend. Space is limited and tickets are expected to sell out.

[illegible]

Step 3: Events and Activities Subtotal \$_____

**Changes/cancellations must be received
in writing by April 6, 2017.
A \$50 paper-processing fee (\$35 for students) applies.**

Questions?

Email registrationchanges@planning.org or call 312-334-1250

office use only

INITIALS	DATE	C/R #	AMOUNT
	CHECK		
	BILLING		
	CREDIT CARD		
	CANCELLATION	\$50/35	
	REFUNDS		
	TOTAL		

STEP 4: PAYMENT

Step 2 Subtotal \$ _____

Step 3 Subtotal \$ _____

Step 4 Subtotal \$ _____

Processing fee for each paper submission \$ 50

TOTAL U.S. DOLLARS \$ _____

☐ Check # _____ \$ _____
(payable to American Planning Association, in U.S. dollars)

☐ Credit Card

American Express \$ _____

Discover \$ _____

MasterCard \$ _____

Visa \$ _____

CARD NUMBER

EXP. DATE _____ SECURITY CODE _____

.....
CARDHOLDER SIGNATURE (REQUIRED)

CARD NUMBER

EXP. DATE SECURITY CODE

CARDHOLDER SIGNATURE (REQUIRED)

Total Payment \$ _____

STEP 5: MAIL OR FAX

MAIL COMPLETED FORM WITH PAYMENT TO:

American Planning Association
Payment Center
94343 Eagle Way
Chicago, IL 60678-9430 (check payments only)

FAX COMPLETED FORM TO:

312-786-6700 (credit card payments only)
Fax line open through April 6, 2017



American Planning Association
Making Great Communities Happen

American Planning Association
National Planning Conference
May 6-9, 2017 • New York City

Planning in Motion

N · P · C · 17

Register now at planning.org/npc

My Schedule: 2017 National Planning Conference

Saturday, May 6

Saturday, May 6 | 1 p.m.

Saturday, May 6 | 1 p.m. - 2:15 p.m. Room: Hall 1E09 (JCC)

#9109786

Implementing the UN's Sustainable Development Goals

CM | 1.25

Activity Type: Sessions & Discussions

Topic: International

The UN's 2030 Agenda for Sustainable Development includes 17 sustainable development goals (SDGs) to guide development and promote good planning. Explore these SDGs, including how they fit into the New Urban Agenda, how they help with disaster-resilience planning, and how their metrics can improve local planning.

Ronald Lee Fleming | Eugenie Birch, FAICP | Timothy Van Epp, AICP | Jeffrey Soule, FAICP

Saturday, May 6 | 2:30 p.m.

Saturday, May 6 | 2:30 p.m. - 3:45 p.m. Room: FD Hall 1E14 (JCC)

#9109619

APA's New Research Agenda

CM | 1.25

Activity Type: Sessions & Discussions

Topic: Planning Methods

APA conducts applied, policy-relevant research to identify, evaluate, develop, and disseminate best practices that address key issues for the planning profession. Join members of its Research Agenda Task Force to discuss what APA's research priorities should be.

David Rouse, FAICP | Jennifer Henaghan, AICP | Kimberley Mickelson, AICP | Anna Ricklin, AICP | James Schwab, FAICP

Sunday, May 7

Sunday, May 7 | 1 p.m.

Sunday, May 7 | 1 p.m. - 2:15 p.m. Room: FD Hall 1E14 (JCC) Implementing the U.N.'s Global Agenda for Cities

#9110040
CM | 1.25

Activity Type: Sessions & Discussions

Division: International Division

Topic: Sustainability

Track: Leadership in Planning

The United Nations recently achieved landmark agreements on development (Sustainable Development Goals), climate change (Paris Agreement), and urbanization (New Urban Agenda/Habitat III). How are U.S. cities doing their part to implement these agreements? Learn how and why Baltimore, New York, and San Jose have taken on this formidable challenge.

Jessica Espey | Scott Green | Seema Iyer

Monday, May 8

Monday, May 8 | 7:30 a.m.

Monday, May 8 | 7:30 a.m. - 8:45 a.m. Room: Hall 1E11 (JCC) Redefining Urban Rivers for the 21st Century

#9110176
CM | 1.25

Activity Type: Sessions & Discussions

Topic: Community Revitalization

Track: New Horizons in Parks and Planning

Population, industry and recreation adjacent to urban waterways have dramatically shifted over the last decade. Chicago, New York City and Spokane are grappling with these trends and developed action plans to collaboratively address perceptions and tensions while redefining their riverfronts.

Kara Riggio | Mary Kimball

Monday, May 8 | 10:30 a.m.

Monday, May 8 | 10:30 a.m. - 11:45 a.m. Room: Hall 1E11 (JCC) Reflections on NYCEDC at 50 Years

#9110326
CM | 1.25

Activity Type: Sessions & Discussions

Topic: Economic Development

Track: Disruptive Economic Development

Over the last 50 years the New York City Economic Development Corporation has helped stabilize and transform the City's economy. Featuring three NYCEDC presidents including its first and its current leader, this panel will reflect on major projects of the past as well as NYCEDC's vision for the future.

Robert Lieber | Maria Torres-Springer | Carl Weisbrod | Mitchell Moss | James Patchett

Monday, May 8 | 4:15 p.m.

Monday, May 8 | 4:15 p.m. - 5:30 p.m. Room: Hall 1A14 (JCC) Lessons from Painful Public Meetings

#9110316
CM | 1.25

Activity Type: Sessions & Discussions

Topic: Public Participation

Track: Leadership in Planning

We have all experienced challenging public meetings. Learn how expert planners have handled tough meeting situations with poise and finesse. You will be encouraged to share your "best of" public meeting stories in this interactive session.

Joanne Garnett, FAICP | Ralph Willmer, FAICP | David Siegel, FAICP | Anna Breinich, FAICP

Tuesday, May 9

Tuesday, May 9 | 9:30 a.m.

Tuesday, May 9 | 9:30 a.m. - 10:45 a.m. Room: Hall 1A14 (JCC)

#9110177

An Urban Agenda for Parks Planning

CM | 1.25

Activity Type: Sessions & Discussions

Topic: Parks, Open Space, and Greenways

Track: New Horizons in Parks and Planning

Parks have the power to reinvigorate urban spaces. Explore several high-profile parks planning projects and gain insight into how they helped cities creatively foster resilience, equity, connectivity, and economic development.

Connie Chung | Briana Hensold | Kenneth Bowers, AICP

Tuesday, May 9 | 11 a.m.

Tuesday, May 9 | 11 a.m. - 12:15 p.m. Room: Hall 1E11 (JCC)

#9109859

Together North Jersey: Success in Regional Planning Paving the Way for Implementation!

CM | 1.25

Activity Type: Sessions & Discussions

Topic: Sustainability

Track: Leadership in Planning

Gain an overview of the Together North Jersey initiative, its vision, and its plan for implementing the many strategies delineated in the plan. It will showcase 3 key success stories of diverse local initiatives around the region, all of which are well on their way towards implementing real change in their communities.

Joseph Buga | Thomas Schulze, FAICP | Jaymie Santiago | Jon Carnegie, AICP | Brandy Forbes, AICP



American Planning Association

Housing & Travel

Here's your guide to reaching NPC17 at the Javits Center — by plane, train, bus, subway, or automobile; traveling within New York City; and reserving lodging at an APA conference hotel.

All NPC17 registrants receive a seven-day, unlimited-ride MetroCard, so getting around New York is a real bargain!

Conference Hotels

APA has arranged discounts at three hotels in New York City. Discounted rates are limited and available on a first-come, first-served basis, so book your room early!

	Single	Double
<i>Headquarters Hotel</i>	\$291	\$291
New York Marriott Marquis		
1535 Broadway		
1-877-303-0104		
Sheraton New York Times Square Hotel	\$289	\$289
811 7th Avenue 53rd Street		
1-800-325-3535		
The Manhattan at Times Square Hotel	\$249	\$279
790 7th Avenue		
1-212-581-3300*		

*When calling in, use the code: "NPC2017" or "Planners."

Rates shown do not include state and local taxes, currently 14.75 percent plus individual nightly fees or occupancy tax that varies for each hotel. All reservations require a credit-card guarantee. Be sure to identify yourself as an APA attendee when booking your room to ensure you receive our discounted rate and APA receives credit for your stay. Make any changes or cancellation directly with your hotel. Hotel cancellation policies vary.

Getting to the Javits Center

The Javits Center website has comprehensive information about travel to and from the center at 655 W. 34th Street.

From the Airports

New York City is served by three major airports: JFK International (most popular), LaGuardia (closest to Manhattan), and Newark Liberty International (cheaper, in New Jersey). You can take a taxi from any of them.

Airport	Travel Time	Taxi Fare (plus tolls, tip, and surcharges)
JFK	45 minutes–1+ hour	Flat \$52
LaGuardia	25–40 minutes	\$29–\$37
Newark	40–60 minutes	\$50–\$75

You also can book a ride from Supershuttle/Golden Touch Transportation. Phone 800.258.3826 for details and rates.

From JFK

AirTrain JFK connects airport terminals with the Long Island Rail Road and NYC Subway system at the Jamaica and Howard Beach station in Queens. A one-way fare is \$5. The MetroCard in your APA packet will not work here. Instead, buy a pay-per-ride MetroCard.

From Newark

AirTrain Newark links the airport to New York City and New Jersey. Tickets are available at the AirTrain stations located in each Newark terminal. The fare is \$5.50. On your return trip, you can buy an AirTrain ticket from NJ Transit, PATH, or Amtrak.

Airport Express Shuttles leave Newark for Manhattan every 15–30 minutes. You can find them at the arrival-level bus stops outside Terminals A, B and C.

From LaGuardia

New York's MTA bus system serves LaGuardia. Check out the full MTA bus schedule.

By Amtrak

Acela Express offers hourly, downtown-to-downtown service from Baltimore, Philadelphia, and Washington. Round trips are available between Boston and New York as well. For other cities, visit the Amtrak website.

For other than Acela service, Amtrak offers NPC17 attendees a 10 percent discount off the best available rail fare to New York City between May 3 and May 12.

To get the NPC17 discount, you must book your reservation by phone (Amtrak: 800-872-7245) or through a travel agent. (The discount is not available if you book online.) Refer to **Convention Fare Code X45D-962** when making your reservation.

Note: This offer is not valid on the Auto Train and Acela Service. Fare is valid on Amtrak Regional for all departures seven days a week, except for holiday blackouts. The offer is valid with Sleepers, Business Class, or First Class seats with payment of the full applicable accommodation charges.

Pennsylvania Station is Amtrak's New York terminus. The 6th, 7th, and 8th avenue subway lines run between 34th/Penn Station and the Javits Center. Prefer the bus? Take the M34.

By Suburban Rail

A network of three railroads — the Long Island Rail Road, Metro-North Railroad, and New Jersey Transit — brings passengers from the suburbs to New York City. Their 20 rail lines converge at Grand Central Terminal and Pennsylvania Station.

Coming in from New Jersey? The Port Authority Trans-Hudson — PATH — rapid transit system will take you from Newark, Harrison, Hoboken, and Jersey City into Manhattan. PATH trains run 24/7 and take unlimited-ride (but not single-fare) MetroCards. The 33rd Street station is closest to the Javits Center.

By Intercity Bus

The Port Authority Bus Terminal in Times Square is the main gateway for buses coming into Manhattan from Connecticut, Massachusetts, Pennsylvania, Maryland, New Jersey, and other New York cities. From Times Square, change to the 7 Subway line to the Javits Center.

By Subway

Use your NPC17 MetroCard!

The new 7 Subway line extension stops across the street from the Javits Center, located on 11th Avenue between 34th and 40th streets. Coming in on another subway line? From Times Square or Grand Central Station, change to the 7. From Penn Station, board the M34 bus. Or jump off at any of those places and grab a cab. Expect to pay \$8–\$15, depending on the traffic.

Expect subway travel to be considerably faster than on city buses.

By City Bus

Use your NPC17 MetroCard!

The M12 bus runs along 11th Avenue from Columbus Circle and stops on 11th Avenue between 33rd and 34th streets.

The M34 crosstown bus runs on 34th Street. It stops on 11th Avenue outside the Javits Center and at Penn Station.

The M42 crosstown bus runs on 42nd Street.

New Jersey Transit and other intercity buses arrive at the Port Authority Terminal at 42nd Street between 8th and 9th avenues.

Expect travel on city buses to be considerably slower than on the subway.

By Car

The Javits Center website has detailed driving directions to the Javits Center from the north, south, and other NYC boroughs.

Getting Around Town

Public Transit

Use your NPC17 MetroCard!

Most of New York City's transit system runs 24/7.

Subway

The New York subway system has 468 stations. To get where you're going, plan your route ahead of time. See this New York City Subway Map. Stations also have a Customer Information Center bulletin board near the main booth. You'll find a subway map and train schedules there.

Swipe your MetroCard through the slot in the top of the turnstile and walk through when the turnstile screen says GO. Follow the signs for the subway route you want to take.

The front and side of every train displays the route number or letter. Be sure to confirm the route number before you get on. Don't get on an express train unless you know it stops where you want to get off.

Traveling at off hours? MTA recommends the Off-Hour Waiting Area, marked with a yellow sign, where the station agent can see you. Look for black-and-yellow signs showing you where on the platform to board.

Bus

Your NPC17 MetroCard includes all transfers free of charge, but it doesn't work on express buses. The fare on those buses is \$5.50, double the usual rate.

Bus stops are located at street corners and have a tall, round sign with a bus emblem and route number. Be sure to confirm the route number before you board. Many stops post a route map and bus schedule.

As you board, dip your card into the fare box directly in front of you. The fare will be deducted automatically, and your MetroCard will pop back out.

Buses stop every two or three blocks. Out late? With Request-A-Stop, you can ask your bus operator to let you off at other locations along the route between 10 p.m. and 5 a.m.

Taxi

Taxis can carry up to four passengers: three in back and one in front. Tell the driver where to go; it helps to know the cross streets. See the Manhattan Address Locator.

Fares begin at \$2.50 and increase \$0.40 every 1/5 mile. A \$1 peak-hour surcharge applies weekdays from 4 to 8 p.m. A \$0.50 nighttime surcharge applies from 8 p.m. to 6 a.m. A 10 to 20 percent tip is customary.

Bike

Citi Bike, New York's bikesharing system, has a station at the Javits Center — 34th Street at 11th Avenue. A 24-hour pass is \$9.95.

Local Links

MTA

Javits Center

NYC Tourist

NYC Visitors



American Planning Association

Registration Policies

As you register for APA's 2017 National Planning Conference, please keep these policies in mind. They're designed to create a smoother, more transparent process for everyone.

The Registration Process

- You may register online, by fax, or by mail (download PDF). Sorry, we cannot take registrations by phone. Please register only once; if you fax in your registration form, do not mail it also. There is a \$50 fee for paper registration.
- If we cannot verify your APA membership when you register, you will be charged the nonmember rate.
- If you are not an APA member, create a nonmember account to register. (Or join APA and save up to \$315!)
- Everyone must register using his or her own account. You cannot register another person under your account. Registrations may not be shared.
- The email address you provide on the registration form will be your email address of record for APA communications.

If, at any point during the process, you have questions about how to register, please call 312-334-1250 or email confregistration@planning.org before proceeding. We'll be glad to answer your questions and help you avoid any problems later on.

Deadline Dates

To be eligible for early registration rates, register by March 2 (11:59 p.m. CT). For regular registration rates, the deadline is April 6 (11:59 p.m. CT). Registrations after April 6 will be charged at the late rate. See details.

*Important! If you are registering by mail or fax, **APA must receive** your registration form and payment by the date indicated.*

Badges and Event Tickets

If you register by April 6, your badge, event tickets, and MetroCard will be mailed to you (U.S. and Canada only.) Bring them with you to New York City. Only one badge will be issued for each registration. If APA receives your registration after April 6, you can print your badge, and any

tickets you've purchased at the Javits Center in New York. You may add event tickets at any time. (After April 6, all ticket sales are final.)

!Important! *Full paid registration includes an invitation to Monday's Awards Luncheon. To attend, **reserve a free ticket before the conference**. Space is limited and tickets are expected to sell out.*

Tickets

There are two types of activities at NPC17 and you sign up in different ways.

Non-Ticketed Activities: Activities with a +Schedule or –Schedule button are included in your registration fee and are first-come, first-seated. No spaces are reserved for these activities, so don't be late. Adding these non-ticketed activities to My Schedule is for your reference only.

Ticketed Activities: Activities with a green "Ticket Required" button require a ticket which YOU MUST "**purchase**" to attend — even if it's free. Purchase your ticket, add it to your cart, and continue through the purchasing process to confirm your space in that activity. Be sure to double check that you haven't left something in your cart!

- **Standby Tickets:** Standby tickets are sold to attendees after the initial capacity is met. If you purchase a standby ticket in advance, you will be placed on a waiting list. On the day of the workshop, proceed to the mobile workshop departure area, and if space is available, standby tickets will be accommodated in the order they were purchased. If space is not available, bring your standby ticket to the registration booth and submit a refund request form. Additionally, attendees who did not pre-purchase a standby ticket may also sign up on a waiting list in the mobile workshop departure area, and if all standby tickets are accommodated, we will sell additional tickets as space is available up to the time of departure.

Policies at the Javits Center

- No changes, cancellations, or refunds can be made.
- Check, cash, and credit cards are the only payment methods accepted.
- Overpayments from checks received on site will be processed within three weeks after the conference.
- There is a \$10 charge for replacement badges; proof of registration is required.
- All ticket sales are final after April 6. Swapping is up to the ticket holders.
- Awards luncheon tickets are not available on site.

What Registration Includes

Full Paid Registrations

APA Members and Speakers, Nonmembers, and Nonmember Planning Officials*

- All sessions
- Opening and closing keynotes
- Awards luncheon **invitation**
 -  **Important!** If you plan to attend the awards luncheon, **reserve a free ticket before the conference.** Space is limited and tickets are expected to sell out.
- Exhibitor Meet and Greet Reception
- MTA MetroCard valid for seven days after first use
- Access to session recordings and PowerPoint presentations after the conference

Discounted Registrations

APA Life and Retired Members; APA Early Career Membership Program Participants (i.e. APA Student Members and New Professional Members)

- All sessions
- Opening and closing keynotes
- Exhibitor Meet and Greet Reception
- MTA MetroCard valid for seven days after first use
- Access to session recordings and PowerPoint presentations after the conference

Awards luncheon tickets can be purchased for \$64.

Nonmember students pay the nonmember registration rate.

*Nonmembers, join APA now! You'll pay up to \$315 less to attend NPC17 and enjoy member privileges throughout the conference. You must pay APA national and chapter dues before registration to qualify for the APA member registration rate.

Payments

Be sure to indicate your payment method when you submit your form so that we can process your registration. Payments, in U.S. dollars, must be **received at APA** by the deadline date.

Payment by Check

Payment by check is accepted only with registration by mail. Make checks payable to American Planning Association.

Payment by Credit Card

APA accepts American Express, Visa, MasterCard, and Discover. A cardholder signature is required for credit-card processing. Credit card payment is required for registration by fax.

Confirmations

If you register online, you will receive a confirmation by email within 24 hours. If you register by mail or fax, APA will email a confirmation to you within two weeks of receipt. If you do not get a confirmation, please email confregistration@planning.org. You must register on site if you have not received your confirmation by April 21.

Cancellations and Transfers

If you must **cancel** or transfer your registration, email registrationchanges@planning.org. We cannot take cancellations or transfers by phone. **April 6** is the last day to cancel and receive a refund. There is a \$50 fee for cancellations and transfers (\$35 for students).

Questions?

Email confregistration@planning.org.

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Home Hotels Flights Packages Cars Vacation Rentals Cruises Deals Activities Discover Mobile Rewards

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Join

Trip Summary

Traveler 1: Adult &
Flight
Taxes & Fees
Booking Fee

\$182.40
\$143.26
\$39.14
\$6.00

Trip Total: **\$188.⁴⁰**
Price Guarantee
Only 7 tickets left at this price!

Rates are quoted in US dollars



May 5, 2017 From Fort Lauderdale - Hollywood Intl. (FLL)
To LaGuardia (LGA)

11:00am → 1:59pm 2h 59m, Nonstop
FLL LGA

Show flight and baggage fee details ▾

Don't forget to add flight protection at checkout.

Important Flight Information

- Your flight is a combination of two one-way fares, each subject to its own rules and restrictions. **More Details**

May 9, 2017 From LaGuardia (LGA)
To Fort Lauderdale - Hollywood Intl. (FLL)

JetBlue Airways
7:31pm → 10:40pm 3h 9m, Nonstop
LGA FLL

Show flight and baggage fee details ▾

Departure

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. Name changes are not allowed.

Web Fare

Return

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. Name changes are not allowed.

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

Traveler Name: Marc LaFerrier

Description of Trip: 2017 National Planning APA Conference

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 74.00

Destination: New York City, New York

First Date of Travel 5-May-17

Last Date of Travel 9-May-17

	Travel						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date					5-May-17	6-May-17	7-May-17
Breakfast 15%						\$ 11.10	\$ 11.10
Lunch 35%						\$ 25.90	\$ 25.90
Dinner 50%						\$ 37.00	\$ 37.00
Total Daily total =					\$ 55.50	\$ 74.00	\$ 74.00

	Travel						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	8-May-17	9-May-17					
Breakfast 15%	\$ 11.10	\$ 11.10					
Lunch 35%	\$ 25.90	\$ 25.90					
Dinner 50%	\$ 37.00	\$ 37.00					
Total Daily total =	\$ 74.00	\$ 55.50					

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 55.50

Total Per Diem Due to Traveler \$ 333.00

Meal Exclusions		
Date	Meal Provided	Amount
N/A		

FY 2017 Per Diem Rates for New York City New York

(October 2016 - September 2017)

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

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

The following rates apply for New York City New York

		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	
New York City	Bronx / Kings / New York / Queens / Richmond	\$301	\$301	\$301	\$168	\$168	\$267	\$267	\$267	\$267	\$239	\$239	\$301	\$74

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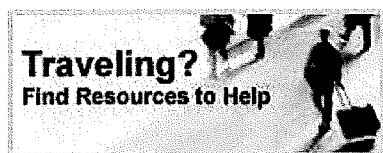
Total	First & Last Day of Travel
\$64	\$48.00
\$69	\$51.75
\$74	\$55.50

Looking for the foreign and outside the continental United States (OCNUS) 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.



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Students

APA's National Planning Conference is your best chance all year to explore your career options, meet people who can help you along, and make connections that can last a lifetime.

[Learn More](#)



Department of Community Development

To: Robert Baldwin, City Manager
Colin Donnelly, Assistant City Manager

From: Marc LaFerrier, AICP, Director of Community Development

Date: March 30, 2017

Subject: Florida Association of Code Enforcement- Yearly Conference

I would like to request approval for 2 code enforcement staff to attend the yearly Florida Association of Code Enforcement conference in Orlando, FL. Attendees will receive credit hours towards their code enforcement certifications for attending the classes, as well as learning about what is taking place in other jurisdictions in Florida.

Code Division has planned for this event and has sufficient funds in its account 001-15-03-529-40-10.

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

Lodging (2 rooms x 3 nights)	\$684.00	
Meals (2 Full-time staff)	\$277.30	
Gasoline/Mileage- Personal Vehicles	\$499.92	443.52
<u>F.A.C.E. Conference Registration (2 full-time staff)</u>	<u>\$750.00</u>	
Total Cost (Estimate)	\$2,211.22	2154.82

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEES: Barbara Urow
DEPARTMENT: Code Compliance
LOCATION: Orlando, Florida
TRIP/TRAINING DATE: June 20 - June 23, 2017
PURPOSE: 28th Annual Florida Association of Code Enforcement Conference (F.A.C.E.)

CHECK ONE
☐ Certification
☒ General Training
☐ License
☐ Other

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

N/A

ACCOUNT NO: 001-15-03-529-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration Fee	F.A.C.E.	\$ 375.00
Lodging (3 nights @ \$114)	Florida Hotel & Conference Center at the Florida Mall	\$ 342.00
Per Diem	B. Urow	\$ 138.65
TOTAL EXPENSES		\$ 855.65

MILEAGE DETAIL - PERSONAL VEHICLE (attach MapQuest or Google Maps mileage calculation)		
Departure/Destination	Standard Mileage Calculation	
City Hall - 100 W Dania Beach Blvd, Dania Beach	Cost per Mile	Round Trip Mileage
Hotel & Conference Center, 1500 Sand Lake Rd, Orlando	0.535	414.5
TOTAL MILEAGE CALCULATION		\$ 221.76

TOTAL ESTIMATED TRAVEL COST

\$ 1,077.41

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Barbara Urow	<i>Barbara Urow</i>	3/31/17
Department Director (print)	Signature	Date
<i>Marc LaFerriere</i>	<i>[Signature]</i>	3-31-17
Finance Director (print)	Signature	Date
<i>Nick Satterfield</i>	<i>[Signature]</i>	4/3/17
City Manager (print)	Signature	Date
<i>Robert Baldwin</i>	<i>[Signature]</i>	4/3/17

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	<i>Tania A Stevens</i>	3/31/17

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEES: Ricky Ali
DEPARTMENT: Code Compliance
LOCATION: Orlando, Florida
TRIP/TRAINING DATE: June 20 - June 23, 2017
PURPOSE: 28th Annual Florida Association of Code Enforcement Conference (F.A.C.E.)

CHECK ONE ☐ Certification
☒ General Training
☐ License
☐ Other

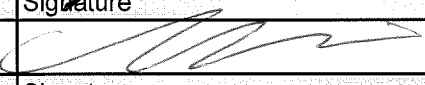
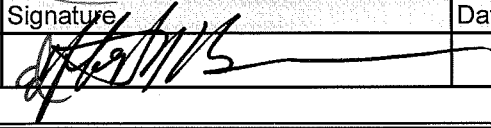
Note any overnight or out of state travel events attended in the last 12 months: N/A

ACCOUNT NO: 001-15-03-529-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration Fee	F.A.C.E.	\$ 375.00
Lodging (3 nights @ \$114)	Florida Hotel & Conference Center at the Florida Mall	\$ 342.00
Per Diem	R. Ali	\$ 138.65
TOTAL EXPENSES		\$ 855.65

MILEAGE DETAIL - PERSONAL VEHICLE (attach MapQuest or Google Maps mileage calculation)		
Departure/Destination	Standard Mileage Calculation	
City Hall - 100 W Dania Beach Blvd, Dania Beach	Cost per Mile	Round Trip Mileage
Hotel & Conference Center, 1500 Sand Lake Rd, Orlando	0.535	414.5
TOTAL MILEAGE CALCULATION		\$ 221.76

TOTAL ESTIMATED TRAVEL COST **\$ 1,077.41**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Ricky Ali		04/03/2017
Department Director (print)	Signature	Date
Marc LaFerrier		4-3-2017
Finance Director (print)	Signature	Date
Nicki Satterfield		4/3/2017
City Manager (print)	Signature	Date
Robert Baldwin		4/3/17

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	Tania Stevens	4/3/17



the John Scott Dailey

**FLORIDA
INSTITUTE OF
GOVERNMENT**

at the University of Central Florida



12443 Research Pkwy, Ste 402 • Orlando, FL 32826 • 407-882-3960 • IOG@mail.ucf.edu

INSTITUTE OF GOVERNMENT12443 Research Pkwy, Suite 402
Orlando, FL 32826**28th Annual Florida Association of Code Enforcement Conference**Tell a Friend about this Course**BUILDING BRIDGES TO F.A.C.E. THE FUTURE****Registration Fees:**Early Member Fee (must be **paid** or payment postmarked by May 31, 2017) \$375.00Early Non-Member Fee (must be **paid** or payment postmarked by May 31, 2017) \$440.00

Member Fee (paid after May 31, 2017) \$425.00

Non-Member Fee (paid after May 31, 2017) \$495.00

Fees Include:

Full conference registration includes all course materials, three breakfasts (June 20-23, 2017), refreshment breaks, a reception on Tuesday, June 20, 2017, lunch on Wednesday, June 21, 2017, and dinner on Thursday, June 22, 2017.

Hotel InformationFlorida Hotel & Conference Center at the Florida Mall

1500 Sand Lake Road, Orlando

800.588.4656

[Link for hotel reservations](#)Hotel Room details:F.A.C.E. Conference attendees have a guaranteed room rate of **\$114.00**** per night for double occupancy. **The deadline for this rate is May 28, 2017.** If you call, please make sure you mention you are with the F.A.C.E. Annual Meeting to get the special rate.****PLEASE NOTE THAT A \$18.00 SERVICE FEE WILL APPEAR ON YOUR HOTEL ROOM RESERVATION CONFIRMATION - THIS SERVICE FEE HAS BEEN WAIVED AND WILL NOT APPEAR ON YOUR FINAL HOTEL BILL****Parking Options:

Self-parking at the hotel is free. Valet parking is \$20.00 per day.

Individual day registration includes all breaks and meals offered on that day *EXCEPT* the President's Reception and dinner on Thursday night.

Refund Policy:

You may transfer your registration to another person without fee or penalty. Please email us the names of the cancelled registrant and the new attendee at iog@ucf.edu and submit a new online registration for the new attendee. We will refund conference fee less a \$100 administrative fee.

No refunds will be issued after June 9, 2017.

Guest Dinner Tickets:

You may purchase an additional dinner ticket at \$65.00 each for any guest joining you for Thursday night's Banquet. F.A.C.E. Full conference registration includes one dinner on Thursday night.

Evening Excursions: Please take a moment to review the exciting after hours events planned for Wednesday, June 21!

Crayola After Dark: An adults-only evening to eat, drink and play at the attraction! You **MUST** sign up for this event IN ADVANCE (see registration form and event fee) so that we can prepare for the number of participants.

Disney Springs: Visit *Disney Springs* to explore a charming waterside dining, shopping and entertainment destination at Walt Disney World Resort. Free bus transportation will be provided to conference attendees and guests. You **MUST** register for this activity IN ADVANCE (see registration form) so that we can plan for participant numbers.

To Register:

Review the agenda and the workshops offered.

- Choose the workshops you would like to attend. [Click Here](#) to see the conference website with complete agenda.
- Login in with your email address and password or create an account with your email address and password.
- Follow the prompts on the registration page for your contact information. Please enter your contact information. We will use the information entered to contact you concerning any seminar information.
- Select the correct fee based on your attendance and membership status.
- Select your workshops from the drop down menus. [You MUST chose your workshops when you register for the seminar. We will not pick your sessions for you.](#)
- Payment can be made with a Discover, MasterCard, or Visa at the time of registration or you can have an invoice sent to you. Select the "Mail me an invoice" option to have a bill sent to you. We will mail your invoice to the address entered when you registered. Please confirm your information is correctly entered.
- Transaction Completed or a Payment Receipt will display. Print a copy for your records. [Until you see this page your registration is not complete.](#)
- Log off the registration system.

To register, please click ENROLL YOURSELF below. [If you have previously registered you do not need to create a new account.](#) If you are new to our online registration system you will need to create an account.

Code: 18870313-17
Dates: June 20-23, 2017 [Check for other dates](#)
Meets: Tu, W, Th and F from 11:00 AM to 1:30 PM, 4 Sessions
Location: [Florida Hotel & Conference Center at the Florida Mall](#)
Fee: \$375 [Fee Breakdown](#)

Workshops: You *must* select the sessions you wish to attend. Please make sure the title of the session is visible in the dropdown box before you leave this page.

[Workshop Listing](#)

Notes: Your membership status will be reviewed by the IOG. If you register as a member but your F.A.C.E. Annual Fee is not paid, we will update your registration fee to the non-member rate. The deadline for the Early Member and Early Non-member Registration Fee is May 31, 2017. Your registration fee must be paid by OR postmarked by May 31, 2017 to receive the lower conference fee.

There are still openings remaining at this time.

OR

You may pay online with a valid credit card or may choose to be invoiced.

Enrollment Progress ... [What's This?](#)

[Return to Course Listing](#)

Tuesday, June 20, 2017

<u>Course Name and Instructor Info</u>	<u>Time</u>	<u>Course Description</u>
Signs Gary Glassman, Esquire	01:00 - 03:00 p	Addresses the Supreme Court ruling on Reed v Town of Gilbert on signs, as well as other court decisions on the subject, and any legislation passed or proposed on the matter.
How to Write a Legal Issue Paper LaRita Jacobs	01:00 - 04:00 p	Learn the techniques necessary to compose a passing Legal Issue Paper and earn the Code Enforcement Professional designation from F. A. C. E. Only officers with a minimum (3) years in the field and certified in Fundamentals, Administrative Aspects, and Legal Issues are eligible to write the paper.
CPR/AED/First Aid Master Police Officer Eric Wels, Officers Cornell, Shelley and Sosa City of Altamonte Springs	01:00 - 05:00 p	Attendees will receive a Certificate of Completion for CPR, AED and First Aid after successful completion of this course.
Building Leadership Bridges Mari Rains, UCF IOG	01:00 - 05:00 p	Analyze your leadership style and strengths & weaknesses; identify strategies to empower yourself & others; gain tools to build credibility & trust; practice gaining support & buy-in with participative leadership; and develop a leadership action plan.
Landfills OPS & Recycling George Cascio, Collier County	03:15 - 05:00 p	Covers a variety of information about landfill operations and resource recovery, including: How landfills are constructed; how solid waste is sorted and recycled or reused; gas recovery; business and residential recycling; hazardous waste collection.
811 Kathy Thrash, Sunshine 811	03:15 - 05:00 p	Educates code enforcement officers how to effectively enforce the requirements of the Underground Facility Damage Prevention Safety Act, Chapter 556, F.S. Attendees obtain a basic understanding of the law and are able to write citations for violations within their jurisdictions.

Wednesday, June 21, 2017

<u>Course Name and Instructor Info</u>	<u>Time</u>	<u>Course Description</u>
Hot Topics in the Legal Arena / Legislative Update Gary Glassman Esquire David Shepp, F.A.C.E. Lobbyist	09:00 - 10:15 a	Highlights recent court decisions and Attorney General Opinions which may impact code enforcement as well as the current status of any legislation which could affect the code enforcement process.
Curbstoning Diane Buck, Cathy Coleman & Teresa Pedroso Florida Dept. of Motor Vehicles	10:30 - 11:15 a	Focuses on the following: definition of curbstoning, the impact it can have on consumers, and the available options for enforcement of curbstoning statutes.
Florida Ethics Laws Robert Hamilton, Esquire	11:15 - 12:15 p	Covers important statutes that every code officer should know, including: solicitation or acceptance of gifts; misuse of public position; doing business with one's agency; and conflicting employment.
Building Bridges: Communication - Your Key to Success Robert Harris	01:30 - 03:15 p	One of the first steps to bridge building is successful communication. Included is a discussion of four different communication styles and the characteristics of each; assessment to determine each person's dominant style; and how to identify others' main style.
Defensive Driving Lieutenant Chad McDaniel, Seminole County	03:30 - 04:30 p	Defensive driving techniques to utilize while driving your work assigned or your personal vehicle. Learn how to 'read the road' and how to avoid distractions while driving.

Thursday, June 22, 2017

<u>Course Name and Instructor Info</u>	<u>Time</u>	<u>Course Description</u>
Officer Safety Frank Cassidy, City of Bonita Springs	08:00 - 10:00 a	Provides a basic understanding and appreciation for what an individual must do to ensure their own safety; provides techniques for the successful outcome of an emergency situation.
Demolitions Darrel Presley, City of Sanford	08:00 - 10:00 a	Examines the procedural requirements for the condemnation and demolition of structures found to be in dilapidated, unsafe or in an uninhabitable condition; discusses the role of code enforcement and need for cooperative relationships.
The Art of Vacation Rentals Peg Corbett, City of Key West	08:00 - 10:00 a	How to successfully investigate, find, notice and remove unlicensed transient rentals from VRBO, AIRBNB and other known websites
Emotional Intelligence Bill Friel, City of Ormond Beach	08:00 - 10:00 a	Emotional Intelligence is the measure of an individual's abilities to recognize and manage their emotions, and the emotions of other people, both individually and in groups. Assists in managing emotions in a healthy, constructive way when confronted with difficult people and situations.
ICC/IPMC - Part 1 of 2 Michael L. Savage, Sr.	10:15 - 12:00 N	Provides code officials with the foundational knowledge necessary to administer and enforce application code requirements of the International Property Maintenance Code (IPMC).
Public Records Evidence Retention for Code Enforcement Matt Daugherty	10:15 - 12:00 N	Explore the challenges associated with managing Code Enforcement Records in an age of reduced budgets, questionable law-suits, and changing technologies. Topics will include Public Records Requests, Retention, and Disposal requirements for Public Information.

Zika and Mosquito Borne Illnesses David Overfield, Orange County	10:15 - 12:00 N	Focuses on Zika and other mosquito borne illnesses so that city and county enforcement staff can understand the diseases and how they are spread. Learn the role you can play in preventing their spread through our communities.
Cultural Differences (Building Bridges) Mari Rains, UCF IOG	10:15 - 12:00 N	Explores how to see the world through other people's eyes - the cultural lens, recognize the value that other cultures bring, gain voluntary compliance by adapting to others cultural differences and needs, and learn the 4 actions that may be taken to lessen the impact of "hidden" biases in our interactions with others.
ICC/IPMC Part 2 of 2 Michael L. Savage, Sr.	01:30 - 03:30 p	Continuation of Part 1
Local Business Tax Receipt Michelle D. Forstrom, City of Fernandina Beach	01:30 - 03:30 p	Focuses on important issues you should be aware of and people with whom you should build relationships, when enforcing Florida Statute 205, in the role of Code Enforcement.
Sober Homes Marc Woods, City of Delray Beach	01:30 - 03:30 p	Provides the Code Enforcement staffer with a discussion of the new Sober House Certification Law and a blueprint for effective enforcement, rather than the 'Hands-Off' position many Departments now take.
Medical Marijuana Mary Sneed, Esquire	01:30 - 03:30 p	Information on zoning, regulations, setting standards, nuisance complaints, and crime related to medical marijuana dispensaries.

Friday, June 23, 2017

<u>Course Name and Instructor Info</u>	<u>Time</u>	<u>Course Description</u>
Active Shooter/Active Violence Situations Part 1 of 2 Lieutenant Derrick Becton City of Altamonte Springs	08:00 - 09:45 a	Covers the definition of an active shooter, profiles of active shooters, indicators of potential violence by employees, what to do and how to do it in an active shooter situation, and communication.
Active Shooter/Active Violence Situations Part 2 of 2 Lieutenant Derrick Becton City of Altamonte Springs	10:15 - 12:00 N	Also includes worker safety, enhanced professionalism, better customer satisfaction, streamlined processes, positive work environment, and team approach.

Hotel Info

28th Annual F.A.C.E. Conference

"BUILDING BRIDGES TO F.A.C.E. THE FUTURE"

June 20 - 23, 2017



in Orlando, Florida

Florida Hotel & Conference Center at the Florida Mall
1500 Sand Lake Road
Orlando, FL 32809
(800) 588-4656

<http://www.thefloridahotelorlando.com>
(<http://www.thefloridahotelorlando.com>)

Hotel Room details:

F.A.C.E. Conference attendees have a guaranteed room rate of \$114.00** per night for double occupancy. **The deadline for this rate is May 28, 2017.** If you call, please make sure you mention you are with the F.A.C.E. Annual Meeting to get the special rate. ****PLEASE NOTE THAT AN \$18.00 SERVICE FEE WILL APPEAR ON YOUR HOTEL ROOM RESERVATION CONFIRMATION - THIS SERVICE FEE HAS BEEN WAIVED AND WILL NOT APPEAR ON YOUR FINAL HOTEL BILL****

Parking Options:

Self-parking at the hotel is free. Valet parking is \$20.00 per day.

FLORIDA ASSOCIATION OF CODE ENFORCEMENT
June 20-23, 2017

AGENDA

	<u>Tuesday , June 20, 2017</u> Travel Day	ROOM NAME
11:00 AM- 6:00 PM	Registration	TBA
1:00 – 3:00 PM	Signs Gary Glassman, Esquire	TBA
1:00 – 4:00 PM	How to Write a Legal Issue Paper LaRita Jacobs	TBA
1:00 – 5:00 PM CONCURRENT SESSIONS	CPR / AED/ First Aid Master Police Officer Eric Wels, Officers Cornell, Shelley and Sosa, City of Altamonte Springs	TBA 40 PERSON CAP
	Building Leadership Bridges Mari Rains, UCF IOG	TBA
3:00 – 3:15 PM	Break	
3:15 – 5:00 PM CONCURRENT SESSIONS	Landfills OPS & Recycling George Cascio, Collier County	TBA
	811 Class Kathy Thrash, Sunshine 811	TBA
5:00-6:00 PM	First Time Attendees Orientation	TBA
6:00 – 7:30 PM	Members Reception	TBA

FLORIDA ASSOCIATION OF CODE ENFORCEMENT

June 20-23, 2017

	<u>Wednesday , June 21, 2017</u>	ROOM NAME
7:00 AM – 5:00 PM	Registration	TBA
7:00 – 8:00 AM	Breakfast (provided) and Exhibits	TBA
8:00 – 9:00 AM	Welcome and Introductions Bill VanHorn, 1 st VP F.A.C.E., City of Altamonte Springs Seminole & Orange County Honor Guards National Anthem Mark James, City of Sanford Fire Inspector Call to Order Leslie Banta, F.A.C.E. President, St. Johns County Annual Business Meeting Roll Call Jim Litterello, Secretary, City of Cape Coral Election Information and Process April Hartseil, F.A.C.E. Sergeant-at-Arms, Highlands County FACE Board Candidates Cindy Drake, FACE Past President, Village of Wellington Nominations Leslie Banta, F.A.C.E. President, St. Johns County	TBA
9:00- 10:15 AM	Hot Topics and Legislative Updates Gary Glassman, Esquire David Shepp, F.A.C.E. Lobbyist	TBA
10:15 – 10:30 AM	Break	
10:30 – 11:15 AM	Curbstoning Diane Buck, Cathy Coleman & Teresa Pedroso Florida Dept. of Motor Vehicles	TBA
11:15 – 12:15 PM	Florida Ethics Laws Robert Hamilton, Esquire	TBA
12:15 – 1:30 PM	Lunch (provided) and Exhibits	TBA
1:30 – 3:15 PM	Communication: Your Key to Success Robert Harris	TBA
3:15-3:30 PM	Break	
3:30 – 4:30 PM	Defensive Driving Lieutenant Chad McDaniel, Seminole County	TBA

FLORIDA ASSOCIATION OF CODE ENFORCEMENT
June 20-23, 2017

	<u>Thursday, June 22, 2017</u>	ROOM NAME
7:00 AM – 5:00 PM	Registration	TBA
7:00 – 8:00 AM	Breakfast (provided) and Exhibits	TBA
8:00 – 10:00 AM CONCURRENT SESSIONS	Officer Safety Frank Cassidy, City of Bonita Springs	TBA
	Demolitions Darrel Presley, City of Sanford	TBA
	The Art of Vacation Rentals Peg Corbett, City of Key West	TBA
	Emotional Intelligence Bill Friel, City of Ormond Beach	TBA
9:00 – 4:00 PM	Workshop for Coordinators and Secretaries to Code Enforcement Boards Skip Margerum	TBA
10:00 – 10:15 AM	Break	
10:15 AM – Noon CONCURRENT SESSIONS	ICC/IPMC PART 1 of 2 Michael L. Savage, LLC	TBA
	Public Records Evidence Retention for Code Enforcement Matt Daugherty	TBA
	Zika and Mosquito Borne Illnesses David Overfield, Orange County	TBA
	Cultural Difference (Building Bridges) Mari Rains, UCF-IOG	TBA
Noon – 1:30 PM	Lunch (on your own)	

FLORIDA ASSOCIATION OF CODE ENFORCEMENT
June 20-23, 2017

1:30 – 3:30 PM CONCURRENT SESSIONS	ICC/IPMC PART 2 of 2 Michael L. Savage, LLC	TBA
	Local Business Tax Receipt Michelle D. Forstrom, City of Fernandina Beach	TBA
	Sober Homes Marc Woods, City of Delray Beach	TBA
	Medical Marijuana Mary Sneed, Esquire	TBA
3:30 – 4:30 PM	Elections	TBA
6:00 – 7:00 PM	Cash Bar	TBA
7:00 – 10:00 PM	Dinner and Entertainment (provided)	TBA

	<u>Friday, June 23, 2017</u> Travel Day	ROOM NAME
7:00 AM – 11:00 AM	Registration	TBA
7:30 – 8:30 AM	Breakfast (provided)	TBA
8:00 – Noon	Code Board Members, Attorneys, Special Magistrates Workshop Gary Glassman, Esquire	TBA
8:00 – 9:45 AM	Active Shooter / Active Violence Situations Part 1 of 2 Lieutenant Derrick Becton, City of Altamonte Springs	TBA
9:45 – 10:15	Break	
10:15 - Noon	Active Shooter / Active Violence Situations Part 2 of 2 Lieutenant Derrick Becton, City of Altamonte Springs	TBA
1:00 PM	FACE Business Meeting	TBA
1:30 PM	Adjourn	TBA

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

Traveler Name: Barbara Urow

Description of Trip: 28th Annual Florida Association of Code Enforcement Conference (F.A.C.E.)

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

Destination: Orlando, Florida

First Date of Travel 20-Jun-17

Last Date of Travel 23-Jun-17

		Travel		Travel			
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date		20-Jun-17	21-Jun-17	22-Jun-17	23-Jun-17		
Breakfast 15%							
Lunch 35%				\$ 20.65			
Dinner 50%			\$ 29.50				
Total Daily total =	\$ -	\$ 44.25	\$ 29.50	\$ 20.65	\$ 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 \$ 138.65

Meal Exclusions		
Date	Meal Provided	Amount
21-Jun-17	Breakfast	\$ 8.85
21-Jun-17	Lunch	\$ 20.65
22-Jun-17	Breakfast	\$ 8.85
22-Jun-17	Dinner	\$ 29.50

City of Dania Beach
Travel Per Diem Calculator

Traveler Name: Ricky Ali

Description of Trip: 28th Annual Florida Association of Code Enforcement Conference (F.A.C.E.)

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

Destination: Orlando, Florida

First Date of Travel 20-Jun-17

Last Date of Travel 23-Jun-17

		Travel		Travel			
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date		20-Jun-17	21-Jun-17	22-Jun-17	23-Jun-17		
Breakfast 15%							
Lunch 35%				\$ 20.65			
Dinner 50%			\$ 29.50				
Total Daily total =	\$ -	\$ 44.25	\$ 29.50	\$ 20.65	\$ 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 \$ 138.65

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Date	Meal Provided	Amount
21-Jun-17	Breakfast	\$ 8.85
21-Jun-17	Lunch	\$ 20.65
22-Jun-17	Breakfast	\$ 8.85
22-Jun-17	Dinner	\$ 29.50

FY 2017 Per Diem Rates for Orlando Florida

(October 2016 - September 2017)

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

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

The following rates apply for Orlando Florida

		Max lodging by Month (excluding taxes)												M&IE (5)	
Primary Destination (1, 2)	County (3, 4)	2016			2017										
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
Orlando	Orange	\$133	\$133	\$133	\$133	\$133	\$133	\$114	\$114	\$114	\$114	\$114	\$114	\$59	

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

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

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

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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2017 Standard Mileage Rates for Business, Medical and Moving Announced

IR-2016-169, Dec.13, 2016

WASHINGTON — The Internal Revenue Service today issued the 2017 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on Jan. 1, 2017, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 53.5 cents per mile for business miles driven, down from 54 cents for 2016
- 17 cents per mile driven for medical or moving purposes, down from 19 cents for 2016
- 14 cents per mile driven in service of charitable organizations

The business mileage rate decreased half a cent per mile and the medical and moving expense rates each dropped 2 cents per mile from 2016. The charitable rate is set by statute and remains unchanged.

The standard mileage rate for business is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes is based on the variable costs.

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

A taxpayer may not use the business standard mileage rate for a vehicle after using any depreciation method under the Modified Accelerated Cost Recovery System (MACRS) or after claiming a Section 179 deduction for that vehicle. In addition, the business standard mileage rate cannot be used for more than four vehicles used simultaneously.

These and other requirements are described in [Rev. Proc. 2010-51](#), [Notice 2016-79](#), posted today on IRS.gov, contains the standard mileage rates, the amount a taxpayer must use in calculating reductions to basis for depreciation taken under the business standard mileage rate, and the maximum standard automobile cost that a taxpayer may use in computing the allowance under a fixed and variable rate plan.

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Page Last Reviewed or Updated: 13-Dec-2016



YOUR TRIP:

Total Route: **6 hr 17 min - 415 miles**

Est. Fuel cost: **\$28.20** - IRS Reimbursement: **\$221.76**



100 W Dania Beach Blvd, Dania, FL 33004-3643



1. Start out going west on W Dania Beach Blvd toward NW 3rd Ave.

Then 0.03 miles



2. Turn left onto SW 3rd Ave.

Then 0.25 miles



3. Turn right onto Stirling Rd/FL-848.

Then 0.91 miles



4. Merge onto I-95 N toward W Palm Bch.

Then 64.37 miles



5. Merge onto FL-706 W/W Indiantown Rd via EXIT 87B toward Okeechobee.

Then 0.87 miles



6. Merge onto FL-91 N/Florida's Tpke N toward Orlando (Portions toll).

Then 138.96 miles



7. Take the US-17/US-92/US-441/FL-528 exit, EXIT 254, toward Orange Blossom Tr.

Then 0.50 miles



8. Merge onto US-92 E/US-17 N/US-441 N/S Orange Blossom Trl via the ramp on the left.

Then 1.38 miles



9. Turn right onto Sand Lake Rd/FL-482.

Then 0.18 miles



10. 1500 SAND LAKE RD is on the right.



1500 Sand Lake Rd, Orlando, FL 32809-7081

This leg: 3 hr 8 min - 207.46 miles



1. Start out going east on Sand Lake Rd/FL-482 toward Summer Day Ln.

Then 0.01 miles

-  **2. Make a U-turn at Skyview Dr onto Sand Lake Rd/FL-482.**

Then 0.20 miles

-  **3. Turn left onto S Orange Blossom Trl/US-92 W/US-17 S/US-441 S.**

Then 1.06 miles

-  **4. Merge onto FL-91 S/Florida's Tpke S toward Miami (Portions toll).**

Then 139.29 miles

-  **5. Take the FL-706 exit, EXIT 116, toward Jupiter.**

Then 0.52 miles

-  **6. Turn left onto W Indiantown Rd/FL-706.**

Then 0.14 miles

-  **7. Merge onto I-95 S toward W Palm Beach.**

Then 64.12 miles

-  **8. Take the FL-848/Stirling Rd exit, EXIT 22.**

Then 0.39 miles

-  **9. Keep left to take the ramp toward Dania Beach.**

Then 0.02 miles

-  **10. Turn left onto FL-848/Stirling Rd.**

Then 1.01 miles

-  **11. Turn slight left onto SW 3rd Ave.**

Then 0.27 miles

-  **12. Turn right onto W Dania Beach Blvd.**

Then 0.03 miles



- 13. 100 W DANIA BEACH BLVD is on the right.**



100 W Dania Beach Blvd, Dania, FL 33004-3643

This leg: 3 hr 9 min - 207.05 miles



**CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM**

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

FROM: Robert Baldwin, City Manager

VIA: Colin Donnelly, Assistant City Manager

BY: Nicki Satterfield, Finance Director *NS*

DATE: March 29, 2017

SUBJECT: Florida Assoc. of Business Tax Professionals Conference

This memo is to request approval for Megan Jelaso, Revenue Coordinator, to attend the annual Florida Association of Business Tax Professionals education conference in Orlando which takes place from May 31st - June 2, 2017. Megan intakes and processes business tax receipts for the City for nearly four years.

The conference will provide valuable educational and networking opportunities for the City of Dania Beach as well as Ms. Jelaso. We estimate the total cost to the City for Megan's attendance to be \$1,102.91. To become a FABTO certified Business Tax Official certification requires attendance at two conferences in a three year period. Ms. Jelaso became FABTO certified in 2016. This conference provides continuing education and ensures maintaining the certification.

The City's FY 2016 - 2017 budget planned for and has sufficient funding for attending this conference.

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

Lodging (3 Nights)	\$ 378.00
Conference Fee	\$ 290.00
Per Diem/Transportation	\$ 437.66
Estimated cost of the conference:	\$ 1,105.66

The Finance Department recommends Commission approval to allow Ms. Jelaso, Revenue Coordinator, to attend this annual educational conference as this opportunity will be a great benefit to enhance Ms. Jelaso knowledge in processing business tax receipts.

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Megan Jelaso
DEPARTMENT: Finance
LOCATION: Orlando, Florida
TRIP/TRAINING DATE: May 30 - June 2, 2017
PURPOSE: Florida Assoc. of Business Tax Professionals Conference

CHECK ONE
☒ Certification
☒ General Training
☐ License
☐ Other

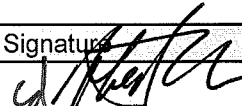
Note any overnight or out of state travel events attended in the last 12 months: FABTO Conference May/June 2016

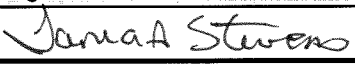
ACCOUNT NO: 001-17-01-513-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration Fee	FABTO Conference	\$ 290.00
Lodging (3 nights @ \$126)	Hilton Resort at the Walt Disney World Resort	\$ 378.00
Parking (3 nights @ \$10)	Self-Parking Costs	\$ 30.00
Per Diem	M. Jelaso	\$ 147.50
Tolls	Round Trip Estimate	\$ 34.36
TOTAL EXPENSES		\$ 879.86

MILEAGE DETAIL - PERSONAL VEHICLE (attach MapQuest or Google Maps mileage calculation)			
Departure/Destination		Standard Mileage Calculation	
City Hall - 100 W Dania Beach Blvd, Dania Beach		Cost per Mile	Round Trip Mileage
Hilton Resort, 1751 Hotel Plaza Blvd, Lake Buena Vista		0.535	422.1
TOTAL MILEAGE CALCULATION			\$ 225.80

TOTAL ESTIMATED TRAVEL COST **\$ 1,105.66**

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
Megan Jelaso		3/31/17
Department Director (print)	Signature	Date
Nicki Satterfield		3/31/17
Finance Director (print)	Signature	Date
City Manager (print)	Signature	Date
Robert Baldwin		4/3/17

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens		3/31/17



A MESSAGE FROM YOUR PRESIDENT

Excellence Through Education

The Florida Association of Business Tax Officials, Inc. is proud to present its 29th Annual Educational Conference.

FABTO's Mission has always been to provide a professional association where business tax officials may cooperate and consider matters of mutual concern, including the exchange of ideas and information among the municipalities and counties from throughout the State of Florida.

This 2017 FABTO Educational Conference promises to do just that! FABTO in coordination with the John Scott Dailey Florida Institute of Government at Florida Atlantic University has once again assembled an exciting, informative and interactive agenda for our 2017 FABTO Educational Conference that includes:

- Florida Department of Agriculture and Consumer Services
- Florida Department of Children and Families
- Florida Department of Business & Professional Regulation
- Florida Department of Health
- Legislative Update with the Florida League of Cities
- Florida Statutes, Chapter 205 Compliance
- City/County Discussions – Governments Helping Governments

As you can see, our agenda is filled with informative and educational sessions! As always, on Tuesday we offer the FS Chapter 205/Business Tax 101 session — a requirement for first time attendees and a prerequisite to certification but an all important refresher session for all Local Business Tax professionals. Be sure to get your registration in early as this session fills up quickly. Our indispensable Governments Helping Governments session remains the greatest opportunity to share, learn and interact with one another. This is just a peek at the many educational and invaluable experiences you will enjoy this year.

Please visit our website at www.fabto.org to find links to online conference registration, new membership applications, renewal(s), online payment of membership dues, conference fees, hotel registration and much, much more including our Members Forum where members help members!

FABTO has so many rewarding opportunities available for you to serve at both the local chapter and state level(s). Through your service as a local or state board member or officer, the opportunity for personal development and growth and advanced certification can be achieved! Our diverse knowledge base and varied experiences has allowed FABTO to become the widely respected professional association it is today.

Contact your local Chapter representative or me, directly to ask questions, attend a meeting, get involved and become an active member. And, be sure to make attending the conference your first priority, the collective experiences are priceless! I look forward to seeing, meeting and getting to know all of you at our 2017 FABTO Educational Conference in May!

And on a final note; I'd like each of you to take a moment to thank your local and state chapter board of directors and the John Scott Dailey Florida Institute of Government at Florida Atlantic University for their tireless efforts in putting together a multi-faceted conference that is educational, diverse, informative and enjoyable. Please register early.

Warmest regards,

Lynn

Lynn Barth, MBTO

President - Florida Association of Business Tax Officials, Inc.

*Make plans now
to attend the*

**FLORIDA
ASSOCIATION OF
BUSINESS TAX
OFFICIALS INC.**

**29th ANNUAL
EDUCATIONAL
CONFERENCE**

May 30 – June 2, 2017

**Hilton Resort
at the Walt Disney
World[®] Resort**

Lake Buena Vista, Florida

Please visit our website:
www.fabto.org

The Program

TUESDAY, MAY 30

- 12:00 noon Registration/check-in
- 2:00-5:00 p.m. **F.S. Chapter 205/Business Tax 101**
(required for first-year attendees)
*Presented by FABTO Board of Directors and
Education Committee Members*
- 7:30-8:30 p.m. Meet and Greet Reception

WEDNESDAY, MAY 31

- 8:00 a.m. Registration/Continental Breakfast
(provided)
- 8:30 a.m. **Welcome**
*LYNN BARTH, President
Florida Association of Business Tax Officials*
- 8:45 a.m. **Keynote Session: Keeping
Excellence Alive**
*SANDRA DEAN, President, The
Communication Advantage*
- 10:15 a.m. Break
- 10:30 a.m. Keynote session continued
- 12:00 noon Lunch (provided)
- 1:15 p.m. **Florida Department of Agriculture
and Consumer Services**
*SASHA VELEZ, Senior Financial Investigator,
Florida Department of Agriculture and
Consumer Services*
- 3:15 p.m. Break
- 3:30 p.m. **City/County Discussions –
Governments Helping Governments**
- 4:45 pm. Presentation of Certificates
(single day recertifications only)
- 5:00 p.m. Adjourn

THURSDAY, JUNE 1

- 8:00 a.m. Registration/Continental Breakfast
(provided)
- 8:30 a.m. Conference Information/General
Membership Meeting
- 9:00 a.m. **Florida Department of Children
and Families**
*CARLOS COLON, Operations Review
Specialist, Central Region Program Office*
- 10:15 a.m. Break
- 10:30 a.m. **Florida Department of Business
& Professional Regulation**
JOHN SZABO, Division of Alcohol & Tobacco
- 12:00 noon Lunch (provided)
- 1:00 p.m. **Florida Department of Health**
*SIDRONIO "CHILO" CASAS, Unlicensed
Activity Liaison*
- 2:30 p.m. Break
- 2:45 p.m. **Legislative Update**
*AMBER HUGHES, Senior Legislative
Advocate, Florida League of Cities*
- 3:45 p.m. **City/County Discussions –
Governments Helping Governments**
- 4:45 p.m. Presentation of Certificates
(single day recertifications only)
- 5:00 p.m. Adjourn

FRIDAY, JUNE 2

- 8:00 a.m. Registration/Continental breakfast
(provided)
- 8:30 a.m. **Chapter 205 Compliance**
*GARY GLASSMAN, Assistant City Attorney,
Daytona Beach*
- 9:30 a.m. Morning break – extended for check-out
- 10:00 a.m. **Closing session:**
*LAURA GAMBINO, Permit Concierge
Solutions*
- 11:30 a.m. Presentation of Certificates
(1st time and Advanced Certifications)
- 12:00 noon Adjourn

For more information about the
Florida Association of Business
Tax Officials, Inc. or the 29th
Annual Conference, please visit
our website: www.fabto.org

Conference Details

CONFERENCE REGISTRATION FEE:	<i>On or Before April 29:</i>	Member – \$290.00	Non-Member – \$335.00
	<i>After April 29:</i>	Member – \$350.00	Non-Member – \$395.00

1 DAY RECERTIFICATION FEE:	<i>On or Before April 29:</i>	\$235.00
	<i>After April 29:</i>	\$255.00

REGISTRATION DEADLINE: Due to planning considerations, please submit all registrations no later than May 15, 2017.

CERTIFICATION: FABTO Certified Business Tax Official (CBTO) certification requires obtaining a Certificate of Completion and participation at two complete FABTO conferences within three consecutive conferences. Recertification requires one full-day's attendance at a FABTO conference within a three-year period.

Conference Location and Reservations



Hilton Resort at the Walt Disney World® Resort
1751 Hotel Plaza Boulevard
Lake Buena Vista, FL 32830
(407) 827-4000 FAX (407) 560-2108

HOTEL RATES: Single or Double \$126.00 when reserved by April 29, 2017. Parking fee is \$10 per day which represents a 40% discount extended towards FABTO attendees.

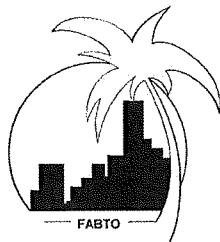
HOTEL RESERVATIONS: (407) 827-4000 - local or (800) 782-4414
(When making reservations, you **MUST** specify you are with
FABTO to receive the group rate. The FABTO group code is TAX.)

HOTEL INFORMATION: Check in: 4:00 p.m. Check out: 11:00 a.m. or earlier

A one-night deposit, by check or credit card, is requested at the time a reservation is made. Reservations will be accepted on a room- and rate-available basis. Cancellation within three days of arrival will result in forfeiture of first night's room and tax. This room rate is extended three days prior to and following the conference, depending on availability.

All rates are subject to State of Florida sales tax and Orange County tourist tax. *To qualify for tax-exempt status*, you will need to supply the hotel with a copy of the city/county tax-exempt certificate when you check in and pay with a city or county check or credit card. A personal check or credit card, to be reimbursed by your agency, does not qualify for tax-exempt status.

Please call us at least seven days in advance if you require reasonable accommodation under the Americans with Disabilities Act of 1990.



Florida Association of Business Tax Officials, Inc.
29th Annual Educational Conference
May 30 – June 2, 2017
CONFERENCE REGISTRATION FORM

For your convenience, you may now register online at www.fabto.org. Fees may also be paid via the website OR complete this form and return it with a check to the address at the bottom of this form. Due to planning considerations, your registration form and payment must be received by the conference registrar no later than May 15, 2017. All participants will receive a confirmation and receipt by email.

This form may be duplicated for additional registrations. PLEASE PRINT OR TYPE.

Name _____ First Time Attendee? ☐ Yes ☐ No

Name for Nametag (if different) _____

Agency Name _____

Agency Address _____

City _____ State _____ ZIP _____

Phone _____ EXT. _____ FAX _____

Email (Required) _____

I PLAN TO ATTEND:

- | | | |
|--|---|--------------------------------------|
| ☐ Entire FABTO Conference – Member | \$290.00 <i>on or before April 29, 2017</i> | \$350.00 <i>after April 29, 2017</i> |
| ☐ Entire FABTO Conference – Non-Member | \$335.00 <i>on or before April 29, 2017</i> | \$390.00 <i>after April 29, 2017</i> |
| ☐ 1 Day Re-certification – Wed., May 31, 2017 | \$235.00 <i>on or before April 29, 2017</i> | \$255.00 <i>after April 29, 2017</i> |
| ☐ 1 Day Re-certification – Thurs., June 1, 2017 | \$235.00 <i>on or before April 29, 2017</i> | \$255.00 <i>after April 29, 2017</i> |
| ☐ FS Chapter 205/Business Tax 101 Class – Tuesday, May 30, 2017 | | |
| ☐ Payment Enclosed \$ _____ OR ☐ Paid Online | | |

Please make check for FABTO Conference fees payable to FABTO (FEIN #91-2000956) and mail to:

FABTO 29th Annual Educational Conference
Cindy Drake, CBTO
C/O Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Telephone: ((561) 753-2527
Fax: (561) 791-4045
email: cdrake@wellingtonfl.gov

This form and corresponding payment is for registration for the 2017 FABTO Educational Conference ONLY. *Please do not include chapter membership fees with this registration. (Membership forms and fees must be submitted directly to the FABTO Membership Director).* Refunds minus a \$50.00 processing fee will be made if a written request for refund is received by the FABTO Conference Registrar no later than May 4, 2017. Due to planning considerations no refunds will be issued after that date.

Individuals must be a current paid member of FABTO in order to receive certification at any level.

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2017 Standard Mileage Rates for Business, Medical and Moving Announced

IR-2016-169, Dec. 13, 2016

WASHINGTON — The Internal Revenue Service today issued the 2017 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on Jan. 1, 2017, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 53.5 cents per mile for business miles driven, down from 54 cents for 2016
- 17 cents per mile driven for medical or moving purposes, down from 19 cents for 2016
- 14 cents per mile driven in service of charitable organizations

The business mileage rate decreased half a cent per mile and the medical and moving expense rates each dropped 2 cents per mile from 2016. The charitable rate is set by statute and remains unchanged.

The standard mileage rate for business is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes is based on the variable costs.

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

A taxpayer may not use the business standard mileage rate for a vehicle after using any depreciation method under the Modified Accelerated Cost Recovery System (MACRS) or after claiming a Section 179 deduction for that vehicle. In addition, the business standard mileage rate cannot be used for more than four vehicles used simultaneously.

These and other requirements are described in [Rev. Proc. 2010-51](#), [Notice 2016-79](#), posted today on [IRS.gov](#), contains the standard mileage rates, the amount a taxpayer must use in calculating reductions to basis for depreciation taken under the business standard mileage rate, and the maximum standard automobile cost that a taxpayer may use in computing the allowance under a fixed and variable rate plan.

[Follow the IRS on Social Media](#)
[Subscribe to IRS Newswire](#)

Page Last Reviewed or Updated: 13-Dec-2016



YOUR TRIP:

Total Route: **6 hr 31 min - 422 miles**

Est. Fuel cost: \$28.40 - IRS Reimbursement: \$225.80



100 W Dania Beach Blvd, Dania, FL 33004-3643



1. Start out going west on W Dania Beach Blvd toward NW 3rd Ave.

Then 0.03 miles



2. Turn left onto SW 3rd Ave.

Then 0.25 miles



3. Turn right onto Stirling Rd/FL-848.

Then 0.91 miles



4. Merge onto I-95 N toward W Palm Bch.

Then 64.37 miles



5. Merge onto FL-706 W/W Indiantown Rd via EXIT 87B toward Okeechobee.

Then 0.87 miles



6. Merge onto FL-91 N/Florida's Tpke N toward Orlando (Portions toll).

Then 132.64 miles



7. Take the Osceola Parkway exit, EXIT 249.

Then 0.29 miles



8. Turn left onto E Osceola Pkwy (Portions toll).

Then 6.20 miles



9. Turn slight right onto ramp.

Then 0.42 miles



10. Merge onto N Poinciana Blvd (Portions toll).

Then 0.09 miles



11. Turn right onto State Road 535/FL-535.

Then 1.35 miles



12. Turn slight left onto World Center Dr/FL-536. Continue to follow FL-536 W.

Then 1.50 miles

↑ **13.** Take Epcot Center Dr W toward FL-536/Disney World.

Then 0.91 miles

↘ **14.** Take the exit toward Disney Springs/Typhoon Lagoon.

Then 0.29 miles

➔ **15.** Turn right onto E Buena Vista Dr.

Then 1.70 miles

↑ **16.** E Buena Vista Dr becomes Hotel Plaza Blvd.

Then 0.09 miles



17. 1751 HOTEL PLAZA BLVD is on the right.



1751 Hotel Plaza Blvd, Orlando, FL 32830-8430

This leg: 3 hr 18 min - 211.90 miles



1. Start out going northeast on Hotel Plaza Blvd toward State Road 535/FL-535.

Then 0.74 miles

➔ **2.** Turn right onto State Road 535/FL-535.

Then 1.79 miles

↵ **3.** Turn slight left onto World Center Dr/FL-536.

Then 0.63 miles

⤴ **4.** Merge onto FL-417 N/Central Florida Greenway N (Portions toll).

Then 6.03 miles

⤴ **5.** Merge onto FL-91 S/Florida's Tpke S via EXIT 12 toward Miami (Portions toll).

Then 134.47 miles

↘ **6.** Take the FL-706 exit, EXIT 116, toward Jupiter.

Then 0.52 miles

↵ **7.** Turn left onto W Indiantown Rd/FL-706.

Then 0.14 miles

⤴ **8.** Merge onto I-95 S toward W Palm Beach.

Then 64.12 miles

↘ **9.** Take the FL-848/Stirling Rd exit, EXIT 22.

Then 0.39 miles

 **10.** Keep left to take the ramp toward Dania Beach.

 **Then 0.02 miles**

 **11.** Turn left onto FL-848/Stirling Rd.

 **Then 1.01 miles**

 **12.** Turn slight left onto SW 3rd Ave.

 **Then 0.27 miles**

 **13.** Turn right onto W Dania Beach Blvd.

 **Then 0.03 miles**

 **14.** 100 W DANIA BEACH BLVD is on the right.

 **100 W Dania Beach Blvd, Dania, FL 33004-3643**

This leg: 3 hr 13 min - 210.16 miles



Toll Calculator

Payment Type
☐ SunPass ☐ Cash ☒ TOLL-BY-PLATE

Axle Count
☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8

Route Detail
 Start Point: Griffin Rd. - \$0.53
 Cypress Creek Toll Plaza - \$1.25
 Lantana Toll Plaza - \$0.00
 Three Lakes Plaza - \$15.40
 Orlando South (U.S. 17/92/441) - \$0.00
 End Point: I-4 - \$0.00

Trip Cost: \$17.18
 You could save \$3.65 by using SunPass.
 *TOLL-BY-PLATE tolls are billed monthly, plus a \$2.50 administrative charge.

Payment Options

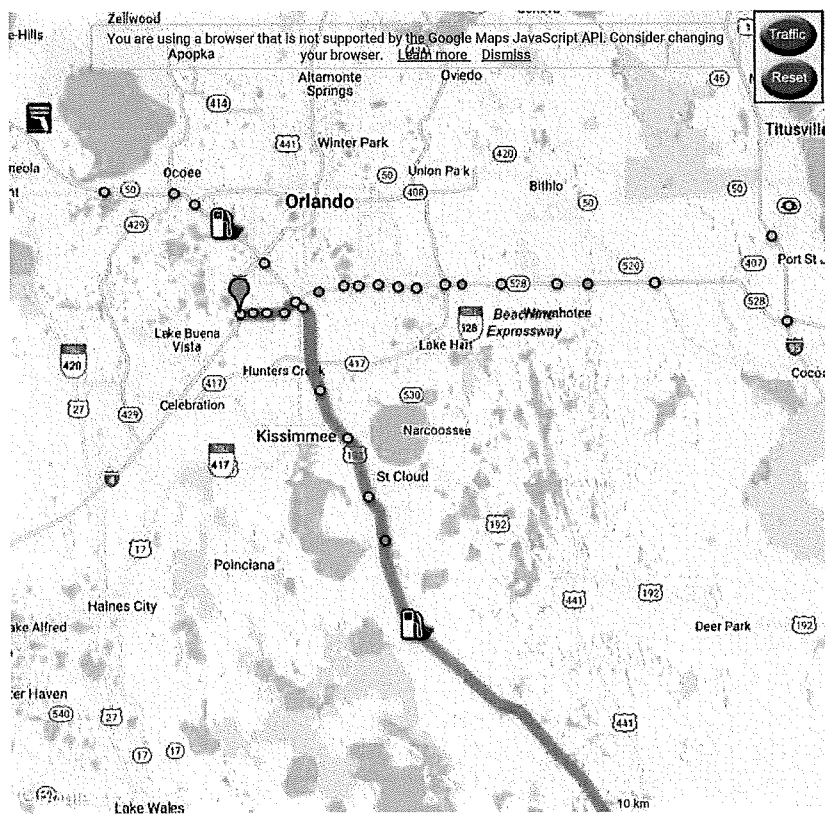
Toll Violation Info

Construction Info

Toll Calculator Instructions



Supported Browsers
 IE10 or newer, Firefox and Chrome
 IE11 may require adjustments to the compatibility settings



Toll rates effective as of July 1, 2015
 Please note that the toll values shown in this application are the same as the toll rates displayed at each respective toll collection location on the Turnpike system, which are shown via roadway signs and toll tickets. In the unlikely event that there is a discrepancy between the toll rates shown in this application and those displayed at the toll collection locations, those shown at the toll collection locations are the official toll rates on the Turnpike system facilities.

Map Legend
 Interchange
 Mainline Toll Point
 Service Plaza

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

Traveler Name: Megan Jelaso

Description of Trip: Florida Assoc. of Business Tax Professionals Conference

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

Destination: Orlando, Florida

First Date of Travel 30-May-17

Last Date of Travel 2-Jun-17

		Travel		Travel			
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date		30-May-17	31-May-17	1-Jun-17	2-Jun-17		
Breakfast 15%							
Lunch 35%							
Dinner 50%			\$ 29.50	\$ 29.50			
Total Daily total =	\$ -	\$ 44.25	\$ 29.50	\$ 29.50	\$ 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 \$ 147.50

Meal Exclusions		
Date	Meal Provided	Amount
31-May-17	Breakfast	\$ 8.85
31-May-17	Lunch	\$ 20.65
1-Jun-17	Breakfast	\$ 8.85
1-Jun-17	Lunch	\$ 20.65

FY 2017 Per Diem Rates for Orlando Florida

(October 2016 - September 2017)

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

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

The following rates apply for Orlando Florida

		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		
Orlando	Orange	\$133	\$133	\$133	\$133	\$133	\$133	\$114	\$114	\$114	\$114	\$114	\$114	\$59	

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

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

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

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

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

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

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

RATE THIS PAGE

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Commissioner Bobbie H. Grace
DEPARTMENT: City Commission
LOCATION: San Diego, CA
TRIP/TRAINING DATE: October 1 - October 5, 2017
PURPOSE: To attend the 2017 NLC University Leadership Submit

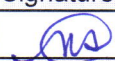
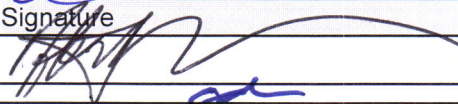
CHECK ONE
☐ Certification
☒ General Training
☐ License
☐ Other

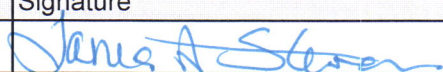
Note any overnight or out of state travel events attended in the last 12 months: N/A

ACCOUNT NO: 001-11-01-511-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration Fee	National League of Cities	\$ 595.00
Lodging (4 nights @ \$219)	The US Grant	\$ 987.87
Airfare	Travelocity Estimate	\$ 500.00
Shuttle	Estimated Costs	\$ 50.00
Per Diem	Bobbie Grace	\$ 224.00
TOTAL EXPENSES		\$ 2,356.87

TOTAL ESTIMATED TRAVEL COST **\$ 2,356.87**

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
Department Director (print)	Signature	Date
Finance Director (print)	Signature	Date
Nicki Satterfield		4/6/17
City Manager (print)	Signature	Date
Robert Baldwin		4/6/17

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens		4/6/17

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

Traveler Name: Commissioner Bobbie H. Grace

Description of Trip: To attend the 2017 NLC University Leadership Submit

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

Destination: San Diego, CA

First Date of Travel 1-Oct-17

Last Date of Travel 5-Oct-17

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Travel Sunday
Date							1-Oct-17
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							\$ 48.00

	Monday	Travel Tuesday	Wednesday	Travel Thursday	Friday	Saturday	Sunday
Date	2-Oct-17	3-Oct-17	4-Oct-17	5-Oct-17			
Breakfast 15%	\$ 9.60						
Lunch 35%	\$ 22.40						
Dinner 50%	\$ 32.00	\$ 32.00	\$ 32.00				
Total Daily total =	\$ 64.00	\$ 32.00	\$ 32.00	\$ 48.00			

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

Total Per Diem Due to Traveler **\$ 224.00**

Meal Exclusions		
Date	Meal Provided	Amount
3-Oct	Breakfast	\$ 9.60
3-Oct	Lunch	\$ 22.40
4-Oct	Breakfast	\$ 9.60
4-Oct	Lunch	\$ 22.40
Total Exclusions		\$ 64.00

1/4

NLCU Leadership Summit and Big Ideas for Cities

The National League of Cities

Monday, October 2, 2017 at 5:00 PM - Thursday, October 5, 2017 at 12:00 PM (PDT)

San Diego, CA



Order Summary

TICKET TYPE	PRICE	FEE	QUANTITY	SUBTOTAL
Early Bird	\$595.00	\$0.00	1	\$595.00
			Order total:	\$595.00

When & Where

US Grant Hotel
326 Broadway
San Diego, CA 92101

Monday, October 2, 2017 at 5:00 PM -
Thursday, October 5, 2017 at 12:00 PM (PDT)

[Add to my calendar](#)

Registration Information

7:38

Please complete registration within 8:00 minutes.
After 8:00 minutes, the reservation we're holding will be released to others.

* Required Field

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Last Name: *

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Confirm Email Address: *

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Payment Method: * Credit/Debit Card

Card: * Select a card type

Card Number: *

Expiration Date: * Month Year CSC* [What's this?](#)

Billing Information

Country: * United States

Address: *

Organizer

The National League of Cities

The National League of Cities (NLC) is dedicated to helping city leaders build better communities. Working in partnership with the 49 state municipal leagues, NLC serves as a resource to and an advocate for the more than 19,000 cities, villages and towns it represents.

[Contact the Organizer](#)

[View organizer profile](#)

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[leagueofcities](https://www.leagueofcities.org)

Address 2: City: * State: * ▼Zip Code: *

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2017 NLC University Leadership Summit

October 2 - 5, 2017

Venue:
US Grant Hotel

LEADERSHIP FOR INCLUSION

The NLC University convenes elected officials, municipal leaders, city staff and industry professionals annually at our leadership summit. By design, NLC University seeks to engage everyone under one banner of inclusion. Summit excitement and learning begins long before arrival – you're already engaged in local efforts to improve the quality of life for all residents. NLC University values your unique perspective and we challenge each individual to bring a definition of what inclusion means personally and for the communities where you live, work and play.

The leadership summit provides attendees with an opportunity to recognize and reflect with peers as we aim to strengthen the profile of your cities, towns and villages. Additionally, the Leadership Summit will equip you with specific tools and a stronger national network in order to refine your understanding and implementation of inclusion. Join us October 2 – 5, 2017 in sunny San Diego, California.

NLC members earn 10 credits in the NLC University Certificate Program.
Audience: City and state officials, private sector representatives and nonprofit leaders.

- 1 FIND ROOMS AND RATES 2 AVAILABLE ROOMS 3 GUEST INFORMATION
4 RESERVATION REVIEW 5 RESERVATION CONFIRMED

Modify Your Search

Group rate available until September 10, 2017. Subject to availability.

Check In [YYYY-MM-DD] Check Out [YYYY-MM-DD] Room(s) Adults Children*

2017-10-01 2017-10-05 1 1 0

[Search](#)

*This information enables us to identify the rooms that will best accommodate your party and to prepare for your arrival. See room terms and details for information about rollaway and/or extra person charges.

Available Rooms



THE US GRANT, a Luxury Collection Hotel, San Diego
326 Broadway
San Diego CA 92101 United States
Phone: (619) 232-3121
Fax: (619) 232-3626

Check-in
Oct 1, 2017

Check-out
Oct 5, 2017

1 room(s), 1 adult(s)

Click the "Terms & Details" link for more detailed information for each room including taxes, additional hotel charges and terms & conditions.

[Currency Conversion >>](#)

Room Type	Room Features	Average daily Rate per room	Estimated total for your stay
Superior Queen Queen Bed	- Superior Non-smoking - Newly Renovated 49 Inch Led Tv - Limited View - Turndown Service	USD 219.00 Terms & Details	USD 876.00 + charges & taxes = USD 987.87 RESERVE



THE US GRANT, a Luxury Collection Hotel, San Diego
326 Broadway San Diego CA 92101 United States
Phone:(1)(619) 232-3121 Fax:(1)(619) 232-3626

Check-in **Oct 1, 2017** Check-out **Oct 5, 2017**
1 room(s), 1 adult(s)

Rate Description: NLC University Leadership Attendance

		Average est. room total per night**	Estimated total for your stay*
Room rate:	USD	219.00	USD 876.00
Room rate excludes the following:			
TMD FEE:	USD	4.38	USD 17.52
OCCUPANCY TAX:	USD	23.00	USD 91.98
TOURISM FEE:	USD	0.59	USD 2.37
Estimated total*:	USD	246.97	USD 987.87

The displayed totals are estimates only and do not include any additional charges that may be incurred at the hotel. The actual total will be calculated by the hotel in its local currency, based on the local taxes and currency exchange rate (if applicable) in effect at the time charging occurs.

Additional charges:

Room Extra Person Rate: USD 30.00

Additional charges

Please note that in addition to the room rate, certain Luxury Collection properties may impose additional charges for requested services. Please contact the property directly for specific information regarding any additional charges.

Room description:

Superior Queen Queen Bed

Room Features:

- Superior Non-smoking
- Newly Renovated
- 49 Inch Led TV
- Limited View
- Turndown Service

Stay Requirements:

1 Day(s) Minimum
60 Day(s) Maximum

Cancellation policy: If you cancel between 04/03/2017 and 4:00 PM hotel time on 09/28/2017, there will be no forfeiture amount. If you cancel after 4:00 PM hotel time on 09/28/2017, the forfeiture amount will be a 1 night stay.

GTD/Deposit policy:

Please note that any change in your reservation may change the rate and/or require payment of cancellation fees. For reservations guaranteed with a form of payment at time of booking, rooms are held until hotel check-out time the day following arrival. For reservations not guaranteed with a form of payment at time of booking, rooms are held until set cancellation time per the rules of the reservation. In the event more guests arrive than can be accommodated due to hotel overbooking or an unforeseen circumstance, and hotel is unable to hold rooms consistent with this room hold policy, hotel will attempt to accommodate guests, at its expense, at a comparable hotel in the area for the oversold night(s), and will pay for transportation to that hotel.

FY 2017 Per Diem Rates for San Diego California

(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 San Diego California

		Max lodging by Month (excluding taxes)												M&IE (5)	
Primary Destination (1, 2)	County (3, 4)	2016			2017										
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
San Diego	San Diego	\$149	\$149	\$149	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$149	\$149	\$64	

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

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

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

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

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

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

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

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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 (OCOUS) 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.



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NLC UNIVERSITY

2017 LEADERSHIP SUMMIT | BIG IDEAS FOR CITIES

"LEADERSHIP FOR INCLUSION"

The US Grant Hotel, San Diego, CA

October 2-5th

Monday, October 2nd, 2017

- 3:00 pm – 5:00 pm **Registration** – US Grant Hotel
- 5:00 pm – 7:00 pm **Big Ideas for Cities (Location TBD)**
- 7:00 pm – 8:30 pm **Opening Reception (US Grant Hotel)**

Tuesday, October 3rd, 2017

- 8:00 am – 5:00 pm **Summit Registration** – US Grant Hotel
- 8:00 am **Breakfast**
- 9:00 am — 11:50 am **Opening General Session**
- **Personal Leadership Development: Fostering Inclusion**
- 12:00 noon — 1:20 pm **Lunch**
- **Special Speakers (Buffet)**
- 1:30 — 5:00 pm **General Session** – US Grant Hotel
- **From Exclusion to Collaboration: Building Inclusive Communities through Civic Engagement**
- 6:00 pm — 9:00 pm **Reception**

Wednesday, October 4th, 2017

- 8:00 am – 12:00 pm **Summit Registration** – The US Grant Hotel
- 8:00 am **Breakfast**
- 9:00 am — 11:50 am **General Session**
- **A National Conversation on Inclusion and Equity**
- 12:00 noon — 1:20 pm **Lunch** — The US Grant Hotel
- **Special Speakers**



NLC UNIVERSITY

1:30 pm — 5:00 pm **Mobile Tour (TBD)**

5:00 pm Evening Out

Thursday, October 5th, 2017

8:00 am — 9:30 am **Networking Breakfast**

Lottier, Christine

From: Laura Lanford <lanford@nlc.org>
Sent: Wednesday, April 05, 2017 2:27 PM
To: Lottier, Christine
Subject: RE: NLC University Leadership Summit Oct 2-5, 2017 in San Diego

Hi Christine!

The meals that are included are:

- 1) Monday night reception (Heavy hors d'oeuvres)
- 2) Tuesday morning breakfast
- 3) Tuesday lunch
- 4) Tuesday night reception (Heavy hors d'oeuvres)
- 5) Wednesday breakfast
- 6) Wednesday Lunch
- 7) Participants on own for dinner
- 8) Thursday breakfast

Warm regards,

Laura Lanford

From: Lottier, Christine [<mailto:clottier@daniabeachfl.gov>]
Sent: Wednesday, April 5, 2017 1:41 PM
To: Laura Lanford <lanford@nlc.org>
Subject: NLC University Leadership Summit Oct 2-5, 2017 in San Diego

Good Afternoon Laura,

I have a question please, what meals are included in the registration fee for the NLC University Leadership Summit being held October 2-5, 2017 in San Diego, CA.

Thank you for your assistance.

Chris

Christine Lottier
Executive Assistant to the City Manager
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004
clottier@daniabeachfl.gov
954-924-6800 x3606
954-921-2604 Fax

THE US GRANT, A Luxury Collection Hotel, San Diego 4.2 / 5 
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THE US GRANT, a Luxury Collection Hotel, San Diego

Transportation Options

Rooms available from

USD 264 /night >

Mon, Apr 03, 2017 - Wed, Apr 05, 2017

Centrally located in the heart of downtown San Diego, THE US GRANT is easily accessible by air, land, and sea. We recommend flying into the San Diego International Airport-Lindbergh Field (SAN), which services both private jets and most major airlines, with nearly 300 daily departures. Located just 2.7 miles away, the airport is an approximate ten-minute drive from the hotel.

If you are traveling by car, please see [driving directions](#), from the airport or any other location.

Getting Here

Airport

San Diego International Airport (SAN)

Travel Distance: Approximately 4.83 km/3.0 miles

Options for getting to and from the hotel include:

Private Car Service

- About:
Private town cars or limousines are also available from San Diego International Airport-Lindbergh Field (SAN) and should be scheduled in advance through the concierge.

Taxi

- Fee: 18 USD
- About:
Transportation to and from the San Diego International Airport-Lindbergh Field (SAN) can be provided by taxis, which are available at the arrival gate. The average fare from the airport to the hotel is \$12, with tip subject to guests' discretion.

*Rounded up to \$50.00***Cloud Nine Shuttle**

- Fee: 11 USD per person
- Hours: 24 hours
- Contact: (800) 974-8885; Reservation Required

Port

Port Of San Diego

Travel Distance: Approximately 3.22 km/2.0 miles

Options for getting to and from the hotel include:

By Taxi

- About:

Parking Information

- **Valet Parking** 48 USD per day

Additional Information

If you require transportation assistance, or if you have any additional requests, please feel free to contact us at (1)(619) 232-3121.

The Port of San Diego Cruise Ship Terminal is located two miles from the hotel and services Carnival Cruise Line all year round as well as other major cruise liners seasonally.

Railway

Santa Fe Depot

Travel Distance: Approximately 3.22 km/2.0 miles

Options for getting to and from the hotel include:

Taxi

- Fee: 13 USD

Private Car Service

- Hours: 24 hours

- About:

Private town cars or limousines are also available from Santa Fe Depot and should be scheduled in advance through the concierge.

Getting Around

By Bus

San Diego Metropolitan System

- About:

The San Diego Metropolitan System provides bus routes throughout the city, with multiple stops located in downtown. Bus Tours, including The Old Town Trolley, which boards across the street from the hotel and offers tours throughout San Diego's Old Town and Coronado Island, are available through the concierge.

MTS day passes are available for \$5 at self-service terminals located half a block from the hotel or at the MTS office Monday to Friday 9am-5pm.

By Train

Santa Fe Depot

- About:

THE US GRANT is located approximately eight blocks from the San Diego Amtrak stop: the Santa Fe Depot.

By Car

By Car

- About:

The hotel is easily accessible from the city's freeways. Car rentals, with preferred hotel rates of approximately \$40/day for a compact car, are available via Enterprise, Avis, Hertz, and Trav Car, a local company. For limousine or town car reservations, please contact the concierge.

Valet parking is available on site and accessible 24 hours a day. Taxis are readily available outside the hotel and throughout the San Diego area.

By Rental Car

Avis Rent A Car

- Contact: (800) 831-2847

Enterprise Rent A Car

- Contact: (800) 261-7331

Hertz Car Rental

- Contact: (800) 654-3131

By Foot

On Foot

- About:

With year-round temperatures averaging 70 degrees and an unbeatable downtown location, walking to dining, shopping, and entertainment is always an option. Alternatively, leave the footwork to pedicab drivers, who are readily available throughout the Gaslamp District.

Rates for pedicabs are negotiable, with tip subject to guests' discretion. Pedicabs seat between two and four passengers.

By Private Car Service

Private Car Service

- Hours: 24 hours

- About:

Private town cars or limousines are also available and should be scheduled in advance through the concierge.

Note: Estimated charges, fees and schedules are not guaranteed by hotel. Driving distance may be affected by local conditions and traffic.

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Review your trip



Good News!

The price of your flights dropped from \$501.40 to \$472.78.

Oct 1, 2017

From
To Fort Lauderdale - Hollywood Intl. (FLL)
San Diego Intl. (SAN)

jetBlue JetBlue Airways

Web Fare

5:50pm
FLL8:08pm
SAN

5h 18m, Nonstop

[Show flight and baggage fee details](#)

Oct 6, 2017

From
To San Diego Intl. (SAN)
Fort Lauderdale - Hollywood Intl. (FLL)

American Airlines

6:20am
SAN4:36pm
FLL7h 16m, 1 stop
DFW[Show flight and baggage fee details](#)[Change flights](#)

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Trip Summary

Traveler 1: Adult	\$468.78
Flight	\$401.86
Taxes & Fees	\$67.12
Combo Fare Fee	\$4.00

Trip Total: **\$472.78**

Price Guarantee

Only 4 tickets left at this price!

Rates are quoted in US dollars

Important Flight Information

- Your flight is a combination of two one-way fares, each subject to its own rules and restrictions. [More Details](#)

Departure

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. A fee of \$100.00 per ticket is charged for itinerary changes. Name changes are not allowed.

Return

- 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.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO A LICENSE AGREEMENT DATED NOVEMBER 24, 2015 EXISTING BETWEEN THE CITY AND PARK N' GO OF FORT LAUDERDALE, LLC, RELATING TO THE NUMBER OF PARKING SPACES PERMITTED TO BE USED BY THE COMPANY FOR PARKING IN THE CITY GARAGE AND INCREASING THE RATE PER PARKING SPACE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, Resolution, First Amendment

MEMORANDUM

Date: April 25, 2017

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

CC: Robert Baldwin, City Manager
Marc LaFerrier, Director, Community Development Department
Nicki Satterfield, Director, Finance Department

From: Thomas J. Ansbro, City Attorney 

Subject: Amendment to Existing License Agreement Between the City and
Park N' Go of Fort Lauderdale, LLC, for Leasing of Parking Spaces
in the City Parking Garage

On November 24, 2015, the City entered into a License Agreement with Park N' Go of Fort Lauderdale, LLC which allowed the Company to lease a maximum of two hundred (200) parking spaces located in the City parking garage for a license fee of forty-five (\$45.00) per space.

The City received a request from the Company requesting to reduce the number of spaces for six (6) months of the year, which would reduce the number of licensed spaces from two hundred (200) spaces to twenty five (25) spaces during the period of May 1st through October 31st (six months) for each year of the term. The two hundred (200) space commitment for the balance of the year would remain in place; further, the rate per parking space will increase from forty five dollars (\$45.00) per space to a rate of fifty five dollars (\$55.00) per space throughout the entire year for all spaces.

The term of the existing License Agreement is two years from the date it began; it will expire on December 9, 2017. The Company has an option to extend the Agreement for one (1) additional one (1) year term, providing notice is given to the City not later than one hundred eighty (180) days prior to the termination date.

Attached is a copy of the First Amendment to the License Agreement which contains the terms outlined above. This is ready for City Commission action (adoption of a Resolution).

TJA/law

RESOLUTION NO. 2017-033

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO A LICENSE AGREEMENT DATED NOVEMBER 24, 2015 EXISTING BETWEEN THE CITY AND PARK N' GO OF FORT LAUDERDALE, LLC, RELATING TO THE NUMBER OF PARKING SPACES PERMITTED TO BE USED BY THE COMPANY FOR PARKING IN THE CITY GARAGE AND INCREASING THE RATE PER PARKING SPACE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the City Commission authorizes the proper City officials to execute a First Amendment to the existing License Agreement between the City and Park N' Go of Fort Lauderdale, LLC, which will reduce the number of licensed spaces from two hundred (200) spaces to twenty five (25) spaces during the period of May 1st through October 31st each year of the term and retain the two hundred (200) space commitment for the balance of the year; further, the rate per parking space will increase from forty five dollars (\$45.00) per space to a rate of fifty five dollars (\$55.00) per space throughout the entire year for all spaces; a copy of the First Amendment to the License Agreement is attached as Exhibit "A", and it is made a part of and is incorporated into this Resolution by this reference.

Section 2. That the City Manager and City Attorney are authorized to make revisions to such Amendment as are deemed necessary and proper and in the best interests of the City.

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

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

PASSED and ADOPTED on April 25, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

FIRST AMENDMENT TO LICENSE AGREEMENT

THIS IS A FIRST AMENDMENT TO A LICENSE AGREEMENT ("First Amendment") entered into on _____, 2017 between the City of Dania Beach, Florida, a Florida municipality ("City") and Park N' Go of Fort Lauderdale, LLC, a Florida limited liability company ("Licensee"), located at 1101 Eller Drive, Fort Lauderdale, Florida 33316.

WHEREAS, City and Licensee entered into a License Agreement for use of City parking spaces, which Agreement is dated November 24, 2015 ("License Agreement"), pursuant to which Licensee uses two hundred (200) parking spaces of the upper levels of the City parking garage ("Garage") located at City Hall, 100 W. Dania Beach Boulevard, Dania Beach, Florida, 33004, excluding spaces numbered below #200 (the "Spaces"); and

WHEREAS, Licensee wishes to amend the License Agreement to provide for a reduction of parking spaces leased during the period of May 1st to October 31st of each year of the Agreement and City is agreeable to the reduction, subject and pursuant to the terms set forth in this First Amendment;

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are acknowledged and agreed upon, City and Licensee agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and they are incorporated into this document by this reference.

2. **Reduction in Parking Spaces.** Despite any provisions to the contrary in the License Agreement, during the period of May 1st through October 31st of each year of the term of this Agreement, the City shall license to Licensee a reduced number of parking spaces, that is, Twenty Five (25) in total, at the rate of Fifty Five Dollars (\$55.00) each, for a total Base Use Fee of One Thousand Three Hundred Seventy Five Dollars (\$1,375.00) per month. For the remainder of each year, that is, November 1st through April 30th of any year, the number of parking spaces leased shall remain unchanged from the original License Agreement, i.e., two hundred (200) spaces; however, the increased new rate will be Fifty Five Dollars (\$55.00) per space for all spaces at all times.

3. **No Other Modifications.** Except as modified in this document, the License Agreement remains unchanged and is in full force and effect and City and Licensee ratify and affirm same. Any conflict between the terms of the License Agreement and this First Amendment shall be resolved in favor of this First Amendment.

4. **Defined Terms.** All capitalized terms not defined shall have the meaning ascribed to them in the License Agreement.

5. **Counterparts.** This First Amendment may be executed in multiple identical counterparts and when taken together shall constitute one and the same instrument.

IN WITNESS OF THE FOREGOING, the parties have executed this First Amendment as of the day and year first above written.

CITY:

CITY OF DANIA BEACH, FLORIDA, a
Florida municipal corporation

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED FOR FORM AND
CORRECTNESS:

ROBERT BALDWIN
CITY MANAGER

THOMAS J. ANSBRO
CITY ATTORNEY

LICENSEE:

PARK N' GO OF FORT
LAUDERDALE, LLC, a Florida
limited liabilityCompany,

WITNESS:

Signature

PRINT Name

Signature

PRINT Name

By: _____

PRINT Name

TITLE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me on _____, 2017, personally appeared _____, as _____ of Park N' Go of Fort Lauderdale, LLC, a Florida limited liabilitycompany, on behalf of the company, who acknowledged execution of the foregoing Agreement for the use and purposes mentioned in it, and that the instrument is the act and deed of the Licensee. Such person is personally known to me or produced _____ as identification.

NOTARY PUBLIC
State of Florida

My Commission Expires:

FIRST AMENDMENT TO LICENSE AGREEMENT

THIS IS A FIRST AMENDMENT TO A LICENSE AGREEMENT ("First Amendment") entered into on _____, 2017 between the City of Dania Beach, Florida, a Florida municipality ("City") and Park N' Go of Fort Lauderdale, LLC, a Florida limited liability company ("Licensee"), located at 1101 Eller Drive, Fort Lauderdale, Florida 33316.

WHEREAS, City and Licensee entered into a License Agreement for use of City parking spaces, which Agreement is dated November 24, 2015 ("License Agreement"), pursuant to which Licensee uses two hundred (200) parking spaces of the upper levels of the City parking garage ("Garage") located at City Hall, 100 W. Dania Beach Boulevard, Dania Beach, Florida, 33004, excluding spaces numbered below #200 (the "Spaces"); and

WHEREAS, Licensee wishes to amend the License Agreement to provide for a reduction of parking spaces leased during the period of May 1st to October 31st of each year of the Agreement and City is agreeable to the reduction, subject and pursuant to the terms set forth in this First Amendment;

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are acknowledged and agreed upon, City and Licensee agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and they are incorporated into this document by this reference.

2. **Reduction in Parking Spaces**. Despite any provisions to the contrary in the License Agreement, during the period of May 1st through October 31st of each year of the term of this Agreement, the City shall license to Licensee a reduced number of parking spaces, that is, Twenty Five (25) in total, at the rate of Fifty Five Dollars (\$55.00) each, for a total Base Use Fee of One Thousand Three Hundred Seventy Five Dollars (\$1,375.00) per month. For the remainder of each year, that is, November 1st through April 30th of any year, the number of parking spaces leased shall remain unchanged from the original License Agreement, i.e., two hundred (200) spaces; however, the increased new rate will be Fifty Five Dollars (\$55.00) per space for all spaces at all times.

3. **No Other Modifications**. Except as modified in this document, the License Agreement remains unchanged and is in full force and effect and City and Licensee ratify and affirm same. Any conflict between the terms of the License Agreement and this First Amendment shall be resolved in favor of this First Amendment.

4. **Defined Terms**. All capitalized terms not defined shall have the meaning ascribed to them in the License Agreement.

5. **Counterparts**. This First Amendment may be executed in multiple identical counterparts and when taken together shall constitute one and the same instrument.

IN WITNESS OF THE FOREGOING, the parties have executed this First Amendment as of the day and year first above written.

CITY:

CITY OF DANIA BEACH, FLORIDA, a
Florida municipal corporation

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED FOR FORM AND
CORRECTNESS:

ROBERT BALDWIN
CITY MANAGER

THOMAS J. ANSBRO
CITY ATTORNEY

LICENSEE:

PARK N' GO OF FORT
LAUDERDALE, LLC, a Florida
limited liability Company,

WITNESS:

Signature

PRINT Name

Signature

PRINT Name

By:_____

PRINT Name

TITLE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me on _____, 2017, personally appeared _____, as _____ of Park N' Go of Fort Lauderdale, LLC, a Florida limited liability company, on behalf of the company, who acknowledged execution of the foregoing Agreement for the use and purposes mentioned in it, and that the instrument is the act and deed of the Licensee. Such person is personally known to me or produced _____ as identification.

NOTARY PUBLIC
State of Florida

My Commission Expires:

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE OUT THE OASIS IX PROJECT AND AUTHORIZING THE RETURN OF FUNDS IN THE REMAINING AMOUNT OF ONE THOUSAND EIGHT HUNDRED FORTY NINE DOLLARS (\$1,849.00) TO THE GENERAL FUND CONTINGENCY ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, Resolution



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: March 21, 2017

SUBJECT: De-Obligating Funding for Certain Completed Capital Projects

The following Capital Projects have been completed requiring closure of the projects and authorizing return of any remaining funds to their original source.

<u>Project Name</u>	<u>Remaining Amount</u>
OASIS IX	\$ 1,849.00
Southeast Stormwater Phase I	\$14,359.00
Southwest 40 th Ave Sidewalk	\$46,118.00

Recommendation

It is recommended the City Commission de-obligate the remaining funds from the above completed capital projects and return all funds to their respective funding sources per the attached resolutions.

RESOLUTION NO. 2017-034

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE OUT THE OASIS IX PROJECT AND AUTHORIZING THE RETURN OF FUNDS IN THE REMAINING AMOUNT OF ONE THOUSAND EIGHT HUNDRED FORTY NINE DOLLARS (\$1,849.00) TO THE GENERAL FUND CONTINGENCY ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in Fiscal Year 2015-2016, the City Commission originally approved funding in the amount of One Hundred Ninety Seven Thousand Three Hundred Twenty Two Dollars (\$197,322.00) for the Oasis IX project; and

WHEREAS, the project has been completed at a cost of One Hundred Ninety Five Thousand Four Hundred Seventy Three Dollars (\$195,473.00); and

WHEREAS, the Public Services Director has requested that this project be closed out; and

WHEREAS, the Public Services Director is seeking to return the remaining project funds to the General Fund Contingency Account;

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

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

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

Appropriation of Funds Sources / Transfer From (Resources):

Oasis IX	301-18-00-519-91-00	(\$1,849.00)
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Appropriation of Funds / Transfer To (Uses):

Contingency – General Fund	001-18-00-519-99-10	\$1,849.00
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Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

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

PASSED AND ADOPTED on April 25, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE OUT THE SOUTHEAST STORMWATER PHASE I PROJECT AND AUTHORIZING THE RETURN OF CITY FUNDS IN THE REMAINING AMOUNT OF FOURTEEN THOUSAND THREE HUNDRED FIFTY NINE DOLLARS (\$14,359.00) TO THE STORM WATER CONTINGENCY ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, Resolution



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: March 21, 2017

SUBJECT: De-Obligating Funding for Certain Completed Capital Projects

The following Capital Projects have been completed requiring closure of the projects and authorizing return of any remaining funds to their original source.

<u>Project Name</u>	<u>Remaining Amount</u>
OASIS IX	\$ 1,849.00
Southeast Stormwater Phase I	\$14,359.00
Southwest 40 th Ave Sidewalk	\$46,118.00

Recommendation

It is recommended the City Commission de-obligate the remaining funds from the above completed capital projects and return all funds to their respective funding sources per the attached resolutions.

RESOLUTION NO. 2017-035

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE OUT THE SOUTHEAST STORMWATER PHASE I PROJECT AND AUTHORIZING THE RETURN OF CITY FUNDS IN THE REMAINING AMOUNT OF FOURTEEN THOUSAND THREE HUNDRED FIFTY NINE DOLLARS (\$14,359.00) TO THE STORM WATER CONTINGENCY ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in Fiscal Year 2011-2012, the City Commission approved funding in the amount of One Million Six Hundred Fifty Nine Thousand Five Hundred Seventy Four Dollars (\$1,659,574.00) (subsequently amended to One Million Five Hundred Thirty Six Thousand Five Hundred Ninety Dollars (\$1,536,590.00) for the Southeast Stormwater Phase I project; and

WHEREAS, the project has been completed at a cost of One Million Five Hundred Twenty-Two Thousand Two Hundred Thirty One Dollars (\$1,522,231.00); and

WHEREAS, the Public Services Director has requested that this project be closed out; and

WHEREAS, the Public Services Director is seeking to return the remaining funds to the Stormwater Contingency;

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

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

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

Appropriation of Funds Sources / Transfer From (Resources):

Southeast Stormwater Phase I	403-38-12-538-31-10	(\$14,359.00)
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Appropriation of Funds / Transfer To (Uses):

Contingency – Stormwater	403-38-01-538-99-10	\$14,359.00
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Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

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

PASSED AND ADOPTED on April 25, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE THE SIDEWALK PROJECT ON SW 40TH AVENUE AND AUTHORIZING THE RETURN OF FUNDS IN THE REMAINING AMOUNT OF FORTY SIX THOUSAND ONE HUNDRED EIGHTEEN DOLLARS (\$46,118.00) TO THE GENERAL FUND ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, Resolution



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: March 21, 2017

SUBJECT: De-Obligating Funding for Certain Completed Capital Projects

The following Capital Projects have been completed requiring closure of the projects and authorizing return of any remaining funds to their original source.

<u>Project Name</u>	<u>Remaining Amount</u>
OASIS IX	\$ 1,849.00
Southeast Stormwater Phase I	\$14,359.00
Southwest 40 th Ave Sidewalk	\$46,118.00

Recommendation

It is recommended the City Commission de-obligate the remaining funds from the above completed capital projects and return all funds to their respective funding sources per the attached resolutions.

RESOLUTION NO. 2017-036

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO CLOSE THE SIDEWALK PROJECT ON SW 40TH AVENUE AND AUTHORIZING THE RETURN OF FUNDS IN THE REMAINING AMOUNT OF FORTY SIX THOUSAND ONE HUNDRED EIGHTEEN DOLLARS (\$46,118.00) TO THE GENERAL FUND ACCOUNT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in fiscal year 2015-2016, the City Commission approved funding in the amount of \$165,000.00 for proposed sidewalk repairs to be performed by Metro Express; and

WHEREAS, the project has been completed at a cost of \$118,882.00; and

WHEREAS, the Public Services Director has requested that this project be closed out; and

WHEREAS, the Public Services Director is seeking to return the remaining funds to the General Fund; and

WHEREAS, the Public Services Director had to utilize approximately \$9,300.00 from the annual sidewalk maintenance program to replace sidewalks in conjunction with the Northeast 2nd Avenue Stormwater Retrofit project and seeks to replenish these funds;

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

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

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

Appropriation of Funds Sources / Transfer From (Resources):

SW 40th St Sidewalk	301-18-00-519-91-00	(\$46,118.00)
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Appropriation of Funds / Transfer To (Uses):

General Fund-Contingency	001-18-00-519-99-10	\$ 36,818.00
General Fund – Street Maintenance	001-39-06-541-46-60	\$ 9,300.00

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

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

PASSED AND ADOPTED on April 25, 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)

APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL THREE (3) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, BC Agreement - 3Cents Gas Tax, Memo - Broward County, Resolution



CITY OF DANIA BEACH FINANCE DEPARTMENT MEMORANDUM

TO: Honorable Mayor and Commissioners DFA-17-016

FROM: Robert Baldwin, City Manager

BY: Nicki Satterfield, Finance Director

DATE: April 25, 2017

SUBJECT: Annual County Interlocal Agreements for Gas Tax Allocations

Annually, the County updates the allocation of gas tax receipt distributions between portions retained by Broward County and the portion shared with Municipalities. The allocation among Cities uses the most recent population figures from the University of Florida.

Based on these populations, the allocation of the three gas tax revenue agreements with Broward County are shown as follows:

County		Cities		Dania Beach		
				<u>Current</u>	<u>New</u>	<u>Change</u>
6-cent	62.50%	37.50%		0.633891%	0.633774%	-0.000117%
5-cent	48.00%	52.00%	½ cash	0.439498%	0.439416%	-0.000082%
			½ shuttle grants			
3-cent	48.73%	51.27%		0.866655%	0.866495%	-0.00016%

The Administration recommends Commission consideration and approval of these three annual County Interlocal Agreements.

**2017 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION
AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY
ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE**

This 2017 Amendment to Interlocal Agreement is entered into by and between Broward County, a political subdivision of the State of Florida (the "County") and the municipalities executing a signature page bearing the above legend, each of which is a municipal corporation existing under the laws of the State of Florida (the "Municipalities").

NOW, THEREFORE, for good and valuable consideration, and pursuant to the authorization of paragraph (1)(b)2 of Section 336.025, Florida Statutes, the County and Municipalities agree as follows:

1. Paragraph 2 of the Interlocal Agreement, as previously amended, is hereby amended to read:

2. Forty-eight and Seventy-three One-hundredths percent (48.73%) of the total proceeds from the Broward County Additional Local Option Gas Tax on Motor Fuel Ordinance shall be distributed to the County and the remaining Fifty-one and Twenty-seven One-hundredths percent (51.27%) of the total proceeds shall be divided among and distributed to the eligible municipalities within the County as follows:

$$\frac{\text{Population of Individual Municipality}}{\text{Total Incorporated Area Population}} \times 51.27\% =$$

Recipient	FY18 Percent Share of Proceeds
Coconut Creek	1.591700%
Cooper City	0.938339%
Coral Springs	3.518707%
Dania	0.866495%
Davie	2.771347%
Deerfield Beach	2.164190%
Fort Lauderdale	4.925560%
Hallandale	1.076284%
Hillsboro Beach	0.053339%
Hollywood	4.073027%
Lauderdale-by-the-Sea	0.171053%
Lauderdale Lakes	0.970637%
Lauderhill	1.969616%
Lazy Lake	0.000670%

Lighthouse Point	0.292780%
Margate	1.594766%
Miramar	3.735324%
North Lauderdale	1.227969%
Oakland Park	1.228917%
Parkland	0.824498%
Pembroke Park	0.176069%
Pembroke Pines	4.508991%
Plantation	2.461512%
Pompano Beach	2.993704%
Sea Ranch Lakes	0.018867%
Southwest Ranches	0.211015%
Sunrise	2.528005%
Tamarac	1.764286%
Weston	1.853937%
West Park	0.411553%
Wilton Manors	0.346843%
Total Incorporated	51.270000%

2. Paragraph 3 of the Interlocal Agreement, as previously amended, is hereby amended to read:

3. The population figures set out herein are based on the figures contained in the document referred to as the "Florida Estimates of Population," published on an annual basis by the Bureau of Economics and Business Research, Population Division, University of Florida. The population figures to be utilized in the formula described in Paragraph 2 of this Interlocal Agreement, for the division and distribution of the proceeds from the Broward County Additional Local Option Gas Tax on Motor Fuel Ordinance, shall be adjusted annually based on the then-current "Florida Estimates of Population."

For the purpose of this Agreement, the following population figures are hereby agreed upon by the parties hereto:

Recipient	FY18 Population
Coconut Creek	57,116
Cooper City	33,671
Coral Springs	126,264
Dania	31,093
Davie	99,446

Deerfield Beach	77,659
Fort Lauderdale	176,747
Hallandale	38,621
Hillsboro Beach	1,914
Hollywood	146,155
Lauderdale-by-the-Sea	6,138
Lauderdale Lakes	34,830
Lauderhill	70,677
Lazy Lake	24
Lighthouse Point	10,506
Margate	57,226
Miramar	134,037
North Lauderdale	44,064
Oakland Park	44,098
Parkland	29,586
Pembroke Park	6,318
Pembroke Pines	161,799
Plantation	88,328
Pompano Beach	107,425
Sea Ranch Lakes	677
Southwest Ranches	7,572
Sunrise	90,714
Tamarac	63,309
Weston	66,526
West Park	14,768
Wilton Manors	12,446
Total Incorporated	1,839,754
Unincorporated Area	14,759
Total County	1,854,513

3. This 2017 Amendment to Interlocal Agreement shall be effective as of the date it is executed by the County after having previously been executed by eligible municipalities cumulatively representing a majority of the incorporated area population of the County; the amended population figures and share of proceeds shall take effect as provided by applicable law.

4. In the event any provision within this 2017 Amendment to Interlocal Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless the County or any executing Municipality necessary to maintain the cumulative majority referenced in the preceding paragraph elects to terminate this Agreement. The election to terminate pursuant to this provision must be

made within seven (7) days after such court ruling; provided, however, that if a timely notice appealing the court ruling is filed, the election shall be held in abeyance until the appeal is determined or dismissed.

5. Except to the extent amended, the Interlocal Agreement shall remain in full force and effect. In the event of any conflict between the terms of this 2017 Amendment and the Interlocal Agreement, as previously amended, the parties agree that this 2017 Amendment shall control.

6. This 2017 Amendment to Interlocal Agreement may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument.

[THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties have made and executed this 2017 Amendment to the Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on April 4th, 2017, and each MUNICIPALITY, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:


Broward County Administrator, as
Ex-Officio Clerk of the Broward County
Board of County Commissioners

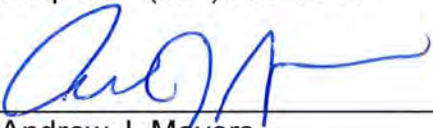
BROWARD COUNTY, by and through
its Board of County Commissioners

By 
Mayor

4th day of April, 2017



Approved as to form by:
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By 
Andrew J. Meyers
Chief Deputy County Attorney

Date: 3/14/17

**2017 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION
AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY
ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE**

MUNICIPALITY

WITNESSES:

«Municipality: _____»

By _____
Mayor-Commissioner

____ day of _____, 2017.

ATTEST:

By _____
Municipal Clerk

Municipal Manager

____ day of _____, 2017

(CORPORATE SEAL)

APPROVED AS TO FORM:

By _____
Municipal Attorney



Office of Management and Budget

115 S. Andrews Avenue, Room 404 • Fort Lauderdale, Florida 33301 • 954-357-6345 • FAX 954-357-6364

April 7, 2017

Dear Municipality:

Attached are amendments to three interlocal agreements requiring approval by your municipal governing board no later than June 1, 2017. The attached amendments are required in order to adjust each City's percentage share based on updated population figures.

Summary of Amendments

The three interlocal agreements and amendments are described below:

- The "original" local option gas tax agreement last levied in 1988 provides for Cities to receive 37.5% of the proceeds of six cents of gas tax. This amendment adjusts each City's percentage share of the 37.5% based on updated population figures.
- The "additional" local option gas tax agreement levied in 1994 provides for Cities to receive 51.27% of three cents of gas tax. The Cities' share of this gas tax has increased over the years due to annexations, however, there were no annexations of populated areas effective September 2016 so the Cities' share of the three cents of gas tax will remain the same as last year. As a result, this amendment adjusts each City's percentage share of the 51.27% based on updated population figures.
- The "transit gas tax" agreement levied in 2001 provides for Cities to receive 26% of the proceeds of one cent of gas tax. This amendment includes adjustments to each City's percentage share based on updated population figures.

Revisions to Population Figures

The three interlocal agreements provide for the distribution of gas taxes among the Cities based on population figures published annually by the University of Florida Bureau of Economics and Business Research. The interlocal agreements also provide for the population numbers to be revised annually using the most current published figures.

Please place the three amendments on the agenda for approval by the municipal governing board as soon as possible and only return the signed municipality signature pages to the County no later than June 1, 2017. If you have any questions about the amendments, please contact SunJin Zanker from the County's Office of Management and Budget at 954-357-6361.

Attached are copies of the above discussed amendments. Please keep one set of each executed 2017 amendment for your city records and return **two original signature pages only** of each amendment (six pages total) to:

Thomas Hutka, Director
Broward County Public Works Department
Attention: Highway and Bridge Maintenance Division
1600 N.W. 30th Ave. (Blount Road)
Pompano Beach, FL 33069
Ph. (954) 357-6040

Sincerely,

Marci Gelman, Acting Director
Office of Management and Budget

MG: sz
Attachments

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

RESOLUTION NO. 2017-037

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL THREE (3) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That certain 2017 Amendment to the Interlocal Agreement existing between Broward County, Florida and the City of Dania Beach, Florida, providing for Division and Distribution of the Proceeds from the Broward County Additional Three (3) Cent Local Option Gas Tax on Motor Fuel Ordinance, in substantial form as Exhibit "A", attached, is approved and the proper City officials are authorized to execute it.

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to the 2017 Amendment as are deemed necessary and proper for the best interests of the City.

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

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

PASSED and ADOPTED April 25, 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)

APPROVING THE EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL FIVE (5) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, BC Agreement - 5th Cents Gas Tax, Broward County Memo, Resolution



CITY OF DANIA BEACH FINANCE DEPARTMENT MEMORANDUM

TO: Honorable Mayor and Commissioners DFA-17-016

FROM: Robert Baldwin, City Manager

BY: Nicki Satterfield, Finance Director

DATE: April 25, 2017

SUBJECT: Annual County Interlocal Agreements for Gas Tax Allocations

Annually, the County updates the allocation of gas tax receipt distributions between portions retained by Broward County and the portion shared with Municipalities. The allocation among Cities uses the most recent population figures from the University of Florida.

Based on these populations, the allocation of the three gas tax revenue agreements with Broward County are shown as follows:

County		Cities		Dania Beach		
				<u>Current</u>	<u>New</u>	<u>Change</u>
6-cent	62.50%	37.50%		0.633891%	0.633774%	-0.000117%
5-cent	48.00%	52.00%	½ cash	0.439498%	0.439416%	-0.000082%
			½ shuttle grants			
3-cent	48.73%	51.27%		0.866655%	0.866495%	-0.00016%

The Administration recommends Commission consideration and approval of these three annual County Interlocal Agreements.

2017 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY FIFTH CENT ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT

This 2017 Amendment to Interlocal Agreement is entered into by and between Broward County, a political subdivision of the State of Florida (the "County") and the municipalities executing a signature page bearing the above legend, each of which is a municipal corporation existing under the laws of the State of Florida (the "Municipalities").

WHEREAS, Section 336.025(1)(b), Florida Statutes, authorizes the counties to extend the levy of the additional local option gas tax upon every gallon of motor fuel sold in Broward County for a period not to exceed thirty (30) years on a majority vote of the governing body of the COUNTY; and

WHEREAS, on June 13, 2000, the Board of County Commissioners enacted Ordinance No. 2000-25, effective January 1, 2001, through December 31, 2031, pursuant to Section 336.025(1)(b), Florida Statutes, extending the levy of the fifth-cent local option gas tax for thirty years and providing for a method of distribution of the proceeds of the tax; and

WHEREAS, pursuant to said Ordinance, the method for distribution of the proceeds is the execution of an Interlocal Agreement with one or more of the municipalities representing a majority of the population of the incorporated area within the County which establishes the distribution formulas for dividing the proceeds of the tax among the County and all eligible municipalities within the County; and

WHEREAS, paragraph 4 of the Interlocal Agreement requires annual adjustment of the population of the individual municipalities and unincorporated Broward County in accordance with the population figures set forth in the most current edition of "Florida Estimates of Population," published by the Bureau of Economics and Business Research, Population Division, University of Florida;

NOW, THEREFORE, for good and valuable consideration, and pursuant to the authorization of paragraph (1)(b) of Section 336.025, Florida Statutes, the County and Municipalities agree as follows:

1. Paragraph 2 of the Interlocal Agreement, as previously amended, including section 2.1.2, is hereby amended to read as follows:

2.1 Seventy-four percent (74%) of said proceeds shall be distributed to the County, from which amount the County will retain forty-eight percent (48%) of the total proceeds and will distribute twenty-six percent (26%) of the total proceeds to the municipalities through grant agreements for Community Shuttle Services. The remaining twenty-six percent (26%) shall be distributed to the eligible municipalities in the following manner:

Population of Individual Municipality
 Total incorporated area Population X 26.0000%

Recipient	FY18 Population	FY18 Percent Share of Proceeds
Coconut Creek	57,116	0.807182%
Cooper City	33,671	0.475849%
Coral Springs	126,264	1.784404%
Dania	31,093	0.439416%
Davie	99,446	1.405403%
Deerfield Beach	77,659	1.097502%
Fort Lauderdale	176,747	2.497846%
Hallandale	38,621	0.545804%
Hillsboro Beach	1,914	0.027049%
Hollywood	146,155	2.065510%
Lauderdale-by-the-Sea	6,138	0.086744%
Lauderdale Lakes	34,830	0.492229%
Lauderhill	70,677	0.998830%
Lazy Lake	24	0.000341%
Lighthouse Point	10,506	0.148474%
Margate	57,226	0.808736%
Miramar	134,037	1.894254%
North Lauderdale	44,064	0.622727%
Oakland Park	44,098	0.623207%
Parkland	29,586	0.418119%
Pembroke Park	6,318	0.089288%
Pembroke Pines	161,799	2.286596%
Plantation	88,328	1.248280%
Pompano Beach	107,425	1.518165%
Sea Ranch Lakes	677	0.009568%
Southwest Ranches	7,572	0.107010%
Sunrise	90,714	1.282000%
Tamarac	63,309	0.894703%
Weston	66,526	0.940167%
West Park	14,768	0.208706%
Wilton Manors	12,446	0.175891%
Total Incorporated	1,839,754	26.000000%
Unincorporated Area	14,759	
Total County	1,854,513	

The population figures set forth above are based on the figures contained in the document referred to as the "Florida Estimates of Population," published on an annual basis by the Bureau of Economic and Business Research, Population Division, of the University of Florida. The population figures to be utilized in the formula described in this section, for the distribution of the Fifth Cent, shall be adjusted annually based on the current Florida Estimates of Population.

2.1.2 As stated above, the other Twenty-six percent (26%) shall be distributed by the County to the Municipalities through grant agreements for Community Shuttle Services.

2. This 2017 Amendment to Interlocal Agreement shall be effective as of the date it is executed by the County after having previously been executed by eligible municipalities cumulatively representing a majority of the incorporated area population of the County; the amended population figures and share of proceeds shall take effect as provided by applicable law.

3. In the event any provision within this 2017 Amendment to Interlocal Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless the County or any executing Municipality necessary to maintain the cumulative majority referenced in the preceding paragraph elects to terminate this Agreement. The election to terminate pursuant to this provision must be made within seven (7) days after such court ruling; provided, however, that if a timely notice appealing the court ruling is filed, the election shall be held in abeyance until the appeal is determined or dismissed.

4. Except to the extent amended, the Interlocal Agreement shall remain in full force and effect. In the event of any conflict between the terms of this 2017 Amendment and the Interlocal Agreement, as previously amended, the parties hereby agree that this document shall control.

5. This 2017 Amendment to Interlocal Agreement may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument.

[THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties have made and executed this 2017 Amendment to the Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on April 4th, 2017, and each MUNICIPALITY, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:



Broward County Administrator, as
Ex-Officio Clerk of the Broward County
Board of County Commissioners



BROWARD COUNTY, by and through
its Board of County Commissioners

By _____
Mayor

4th day of April, 2017

Approved as to form by:
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By _____
Andrew J. Meyers
Chief Deputy County Attorney

Date: 3/14/17

**2017 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION
AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY FIFTH
CENT ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT**

MUNICIPALITY

WITNESSES:

«Municipality: _____»

By _____
Mayor-Commissioner

____ day of _____, 2017.

ATTEST:

Municipal Clerk

By _____
Municipal Manager

____ day of _____, 2017.

(CORPORATE SEAL)

APPROVED AS TO FORM:

By _____
Municipal Attorney



Office of Management and Budget

115 S. Andrews Avenue, Room 404 • Fort Lauderdale, Florida 33301 • 954-357-6345 • FAX 954-357-6364

April 7, 2017

Dear Municipality:

Attached are amendments to three interlocal agreements requiring approval by your municipal governing board no later than June 1, 2017. The attached amendments are required in order to adjust each City's percentage share based on updated population figures.

Summary of Amendments

The three interlocal agreements and amendments are described below:

- The "original" local option gas tax agreement last levied in 1988 provides for Cities to receive 37.5% of the proceeds of six cents of gas tax. This amendment adjusts each City's percentage share of the 37.5% based on updated population figures.
- The "additional" local option gas tax agreement levied in 1994 provides for Cities to receive 51.27% of three cents of gas tax. The Cities' share of this gas tax has increased over the years due to annexations, however, there were no annexations of populated areas effective September 2016 so the Cities' share of the three cents of gas tax will remain the same as last year. As a result, this amendment adjusts each City's percentage share of the 51.27% based on updated population figures.
- The "transit gas tax" agreement levied in 2001 provides for Cities to receive 26% of the proceeds of one cent of gas tax. This amendment includes adjustments to each City's percentage share based on updated population figures.

Revisions to Population Figures

The three interlocal agreements provide for the distribution of gas taxes among the Cities based on population figures published annually by the University of Florida Bureau of Economics and Business Research. The interlocal agreements also provide for the population numbers to be revised annually using the most current published figures.

Please place the three amendments on the agenda for approval by the municipal governing board as soon as possible and only return the signed municipality signature pages to the County no later than June 1, 2017. If you have any questions about the amendments, please contact SunJin Zanker from the County's Office of Management and Budget at 954-357-6361.

Attached are copies of the above discussed amendments. Please keep one set of each executed 2017 amendment for your city records and return **two original signature pages only** of each amendment (six pages total) to:

Thomas Hutka, Director
Broward County Public Works Department
Attention: Highway and Bridge Maintenance Division
1600 N.W. 30th Ave. (Blount Road)
Pompano Beach, FL 33069
Ph. (954) 357-6040

Sincerely,

Marci Gelman, Acting Director
Office of Management and Budget

MG: sz
Attachments

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

RESOLUTION NO. 2017-038

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL FIVE (5) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That that certain 2017 Amendment to the Interlocal Agreement existing between Broward County, Florida and the City of Dania Beach, Florida, providing for Division and Distribution of the Proceeds from the Broward County Additional Five (5) Cent Local Option Gas Tax on Motor Fuel For Transit, in substantial form as Exhibit “A”, attached, is approved and the appropriate City officials are authorized to execute it.

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to the 2017 Amendment as are deemed necessary and proper for the best interests of the City.

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

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

PASSED and ADOPTED on April 25, 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)

APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE SIX (6) CENT LOCAL OPTION GAS TAX IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, BC Agreement - 6 Cents Gas Tax, Memo - Broward County, Resolution



CITY OF DANIA BEACH FINANCE DEPARTMENT MEMORANDUM

TO: Honorable Mayor and Commissioners DFA-17-016

FROM: Robert Baldwin, City Manager

BY: Nicki Satterfield, Finance Director

DATE: April 25, 2017

SUBJECT: Annual County Interlocal Agreements for Gas Tax Allocations

Annually, the County updates the allocation of gas tax receipt distributions between portions retained by Broward County and the portion shared with Municipalities. The allocation among Cities uses the most recent population figures from the University of Florida.

Based on these populations, the allocation of the three gas tax revenue agreements with Broward County are shown as follows:

County		Cities		Dania Beach		
				<u>Current</u>	<u>New</u>	<u>Change</u>
6-cent	62.50%	37.50%		0.633891%	0.633774%	-0.000117%
5-cent	48.00%	52.00%	½ cash	0.439498%	0.439416%	-0.000082%
			½ shuttle grants			
3-cent	48.73%	51.27%		0.866655%	0.866495%	-0.00016%

The Administration recommends Commission consideration and approval of these three annual County Interlocal Agreements.

**2017 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION
AND DISTRIBUTION OF THE PROCEEDS OF THE LOCAL OPTION GAS TAX
IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE**

This 2017 Amendment to Interlocal Agreement is entered into by and between Broward County, a political subdivision of the State of Florida (the "County") and the municipalities executing a signature page bearing the above legend, each of which is a municipal corporation existing under the laws of the State of Florida (the "Municipalities").

WHEREAS, Section 336.025(1)(a), Florida Statutes, authorizes the County to extend the levy of the six (6) cents local option gas tax upon every gallon of motor fuel and special fuel sold in Broward County for a period not to exceed thirty (30) years on a majority vote of the governing body of the County; and

WHEREAS, on June 14, 1988, the Board of County Commissioners enacted Ordinance No. 88-27, effective September 1, 1988, through August 31, 2018, pursuant to Section 336.025(1)(a), Florida Statutes, extending the levy of the six cent local option gas tax for thirty years and providing for a method of distribution of the proceeds of the tax; and

WHEREAS, pursuant to the ordinance, the method for distribution of the proceeds is the execution of an interlocal agreement with one or more of the municipalities representing a majority of the population of the incorporated area within the county which establishes the distribution formulas for dividing the proceeds of the tax among the County and all eligible municipalities within the County, as set forth in Section 336.025(3)(a)1, Florida Statutes; and

WHEREAS, paragraph 4 of the Interlocal Agreement, as amended by the Addendum to the Interlocal Agreement and the prior amendments, requires annual adjustment of the population of the individual municipalities and unincorporated Broward County in accordance with the population figures set forth in the most current edition of "Florida Estimates of Population," published by the Bureau of Economics and Business Research, Population Division, University of Florida;

NOW, THEREFORE, for good and valuable consideration, the County and Municipalities agree as follows:

1. Paragraph 2 of the Interlocal Agreement, as previously amended by the Addendum thereto and the prior amendments, is amended to read as follows:
2. Sixty-two and Five tenths percent (62.5%) of said Local Option Gas Tax proceeds shall be distributed to the County, and the remaining Thirty-seven and Five tenths percent (37.5%) shall be divided among and distributed to the eligible municipalities within the COUNTY as follows:

$\times 37.5\% =$

Recipient	FY18 Percent Share of Proceeds
Coconut Creek	1.164205%
Cooper City	0.686321%
Coral Springs	2.573659%
Dania	0.633774%
Davie	2.027024%
Deerfield Beach	1.582936%
Fort Lauderdale	3.602662%
Hallandale	0.787218%
Hillsboro Beach	0.039013%
Hollywood	2.979101%
Lauderdale-by-the-Sea	0.125112%
Lauderdale Lakes	0.709945%
Lauderhill	1.440621%
Lazy Lake	0.000488%
Lighthouse Point	0.214145%
Margate	1.166447%
Miramar	2.732098%
North Lauderdale	0.898164%
Oakland Park	0.898857%
Parkland	0.603056%
Pembroke Park	0.128781%
Pembroke Pines	3.297975%
Plantation	1.800404%
Pompano Beach	2.189661%
Sea Ranch Lakes	0.013799%
Southwest Ranches	0.154341%
Sunrise	1.849038%
Tamarac	1.290437%
Weston	1.356010%
West Park	0.301019%
Wilton Manors	0.253689%
Total Incorporated	37.500000%

2. Paragraph 3 of the Interlocal Agreement, as previously amended by the Addendum thereto and the prior amendments, is amended to read as follows:

3. The population figures set forth herein are based on the most current edition of "Florida Estimates of Population," published by the Bureau of Economics and Business Research, Population Division, University of Florida. The population figures to be utilized in the formula described in Paragraph 2 of this Interlocal Agreement shall be adjusted annually based on the current "Florida Estimates of Population."

For the purpose of this Agreement, the following population figures are hereby agreed upon:

Recipient	FY18 Population
Coconut Creek	57,116
Cooper City	33,671
Coral Springs	126,264
Dania	31,093
Davie	99,446
Deerfield Beach	77,659
Fort Lauderdale	176,747
Hallandale	38,621
Hillsboro Beach	1,914
Hollywood	146,155
Lauderdale-by-the-Sea	6,138
Lauderdale Lakes	34,830
Lauderhill	70,677
Lazy Lake	24
Lighthouse Point	10,506
Margate	57,226
Miramar	134,037
North Lauderdale	44,064
Oakland Park	44,098
Parkland	29,586
Pembroke Park	6,318
Pembroke Pines	161,799
Plantation	88,328
Pompano Beach	107,425
Sea Ranch Lakes	677
Southwest Ranches	7,572
Sunrise	90,714
Tamarac	63,309
Weston	66,526

West Park	14,768
Wilton Manors	12,446
Total Incorporated	1,839,754
Unincorporated Area	14,759
Total County	1,854,513

3. This 2017 Amendment to Interlocal Agreement shall be effective as of the date it is executed by the County after having previously been executed by eligible municipalities cumulatively representing a majority of the incorporated area population of the County; the amended population figures and share of proceeds shall take effect as provided by applicable law.

4. Except to the extent amended, the Interlocal Agreement shall remain in full force and effect. In the event of any conflict between the terms of this 2017 Amendment and the Interlocal Agreement, as previously amended, the parties hereby agree that this 2017 Amendment shall control.

5. This 2017 Amendment may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument.

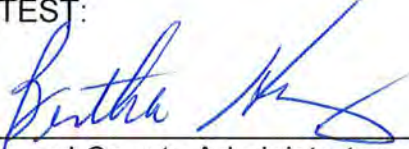
6. In the event any provision within this 2017 Amendment to Interlocal Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless the County or any executing Municipality necessary to maintain the cumulative majority referenced in the preceding paragraph elects to terminate this Agreement. The election to terminate pursuant to this provision must be made within seven (7) days after such court ruling; provided, however, that if a timely notice appealing the court ruling is filed, the election shall be held in abeyance until the appeal is determined or dismissed.

[THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties have made and executed this 2017 Amendment to the Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on April 4th, 2017, and MUNICIPALITY, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:



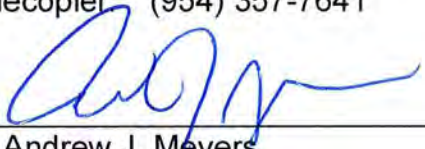
Broward County Administrator, as
Ex-Officio Clerk of the Broward County
Board of County Commissioners

BROWARD COUNTY, by and through
its Board of County Commissioners

By _____
Mayor

4th day of April, 2017

Approved as to form by:
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By _____
Andrew J. Meyers
Chief Deputy County Attorney

Date: 3/14/17



**2017 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION
AND DISTRIBUTION OF THE PROCEEDS OF THE LOCAL OPTION GAS TAX
IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE**

MUNICIPALITY

WITNESSES:

«Municipality: _____»

By _____
Mayor-Commissioner

____ day of _____, 2017.

ATTEST:

By _____
Municipal Clerk

Municipal Manager

____ day of _____, 2017.

(CORPORATE SEAL)

APPROVED AS TO FORM:

By _____
Municipal Attorney



Office of Management and Budget

115 S. Andrews Avenue, Room 404 • Fort Lauderdale, Florida 33301 • 954-357-6345 • FAX 954-357-6364

April 7, 2017

Dear Municipality:

Attached are amendments to three interlocal agreements requiring approval by your municipal governing board no later than June 1, 2017. The attached amendments are required in order to adjust each City's percentage share based on updated population figures.

Summary of Amendments

The three interlocal agreements and amendments are described below:

- The "original" local option gas tax agreement last levied in 1988 provides for Cities to receive 37.5% of the proceeds of six cents of gas tax. This amendment adjusts each City's percentage share of the 37.5% based on updated population figures.
- The "additional" local option gas tax agreement levied in 1994 provides for Cities to receive 51.27% of three cents of gas tax. The Cities' share of this gas tax has increased over the years due to annexations, however, there were no annexations of populated areas effective September 2016 so the Cities' share of the three cents of gas tax will remain the same as last year. As a result, this amendment adjusts each City's percentage share of the 51.27% based on updated population figures.
- The "transit gas tax" agreement levied in 2001 provides for Cities to receive 26% of the proceeds of one cent of gas tax. This amendment includes adjustments to each City's percentage share based on updated population figures.

Revisions to Population Figures

The three interlocal agreements provide for the distribution of gas taxes among the Cities based on population figures published annually by the University of Florida Bureau of Economics and Business Research. The interlocal agreements also provide for the population numbers to be revised annually using the most current published figures.

Please place the three amendments on the agenda for approval by the municipal governing board as soon as possible and only return the signed municipality signature pages to the County no later than June 1, 2017. If you have any questions about the amendments, please contact SunJin Zanker from the County's Office of Management and Budget at 954-357-6361.

Attached are copies of the above discussed amendments. Please keep one set of each executed 2017 amendment for your city records and return **two original signature pages only** of each amendment (six pages total) to:

Thomas Hutka, Director
Broward County Public Works Department
Attention: Highway and Bridge Maintenance Division
1600 N.W. 30th Ave. (Blount Road)
Pompano Beach, FL 33069
Ph. (954) 357-6040

Sincerely,

Marci Gelman, Acting Director
Office of Management and Budget

MG: sz
Attachments

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

RESOLUTION NO. 2017-039

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2017 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE SIX (6) CENT LOCAL OPTION GAS TAX IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That that certain 2017 Amendment to the Interlocal Agreement existing between Broward County, Florida and the City of Dania Beach, Florida, providing for Division and Distribution of the Proceeds of the Six (6) Cent Local Option Gas Tax imposed by the Broward County Local Option Gas Tax Ordinance, in substantial form as Exhibit “A”, attached, is approved and the appropriate proper City officials are authorized to execute it.

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to the 2017 Amendment as are deemed necessary and proper for the best interests of the City.

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

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

PASSED and ADOPTED on April 25, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SETTLEMENT AGREEMENT BETWEEN THE CITY AND REPUBLIC SERVICES OF FLORIDA, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN FLORIDA, PERTAINING TO A PAYMENT TO THE CITY WHICH IS RELATED TO COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING MATERIALS IN THE CITY BY REPUBLIC, PRIOR TO JANUARY 1, 2017; 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- AGREEMENT



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

Date: April 25, 2017

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

From: Robert Baldwin, City Manager

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

Subject: Settlement Agreement between the City and Republic Services of Florida

The City has a long-term disposal agreement with Waste Management. As part of that, Agreement the City receives a rebate of \$7.50 per ton per year, which is based on 19,000 tons per year from garbage generated from Dania Beach. Over the past five years there have been discrepancies with the reported tonnages being taken to Reuters by Republic Industries. Through this Settlement Agreement, the City and Republic have amicably resolved the matter.

A copy of the proposed Settlement Agreement is attached.

This is ready for Commission consideration (adoption of a Resolution).

BK/RSN

RESOLUTION NO. 2017-040

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SETTLEMENT AGREEMENT BETWEEN THE CITY AND REPUBLIC SERVICES OF FLORIDA, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN FLORIDA, PERTAINING TO A PAYMENT TO THE CITY WHICH IS RELATED TO COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLING MATERIALS IN THE CITY BY REPUBLIC, PRIOR TO JANUARY 1, 2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the City Commission authorizes the proper City officials to execute a Settlement Agreement between the City and Republic Services of Florida, pertaining to a payment to the City related to collection and disposal of solid waste and recycling materials in the amount of Two Hundred Nine Thousand Eight Hundred Eighty Two Dollars and Ninety One Cents (\$209,882.91); a copy of the Settlement Agreement is attached as Exhibit "A", and it is made a part of and is incorporated into this Resolution by this reference.

Section 2. That the City Manager and City Attorney are authorized to make revisions to such Settlement Agreement as are deemed necessary and proper and in the best interests of the City.

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

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

PASSED and ADOPTED on April 25, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

SETTLEMENT AND RELEASE AGREEMENT FOR SOLID WASTE AND DISPOSAL SERVICES

This Settlement and Release Agreement ("Agreement") is entered into as of April __, 2017, between Republic Services of Florida, Limited Partnership, a Delaware limited partnership ("Republic") and the City of Dania Beach, Florida, a municipal corporation ("City"). Republic and City are referred to throughout this Agreement as the "Parties" or as each "Party".

WHEREAS, Republic provides services to commercial customers in the City pursuant to a City Solid Waste Hauling Permit (the "Dania Beach Permit") for the provisions of services under the Ordinances of the City of Dania Beach for collection and disposal of solid waste; and

WHEREAS, the Parties have disputed whether Republic owes any payment to the City for any solid waste and recyclable materials collection, or disposal services or both, rendered prior to January 1, 2017, and whether the Parties have any legal or equitable claims or both (the "Disputed Claims"); and

WHEREAS, the Parties, without pursuing claims or admitting liability and in the interest of resolving the Disputed Claims and avoiding litigation, have agreed to enter into this Agreement to resolve all claims, demands, liabilities and disputes of Republic and City relating to the services provided and payments made by Republic;

IT IS THEREFORE AGREED, in consideration of the mutual promises and covenants of both Parties in this Agreement, the recitals above, and other valuable consideration the receipt and sufficiency of which are acknowledged and agreed upon, as follows:

TERMS

1. **Incorporation of Recitals.** The Parties agree and acknowledge that the foregoing Recitals to this agreement are true and correct and are incorporated into and made a part of this Agreement as if fully set forth in this Agreement.

2. **Terms of Settlement.** The City and Republic acknowledge and agree as follows:

A. No later than fourteen (14) days after the approval by the City Commission and execution of this Agreement by the City, Republic will pay the

City Two Hundred Nine Thousand, Eight Hundred, Eighty-Two Dollars and 91/100 (\$209,882.91) as full and final payment on any alleged payments due by Republic under the Dania Beach Permit for the Disputed Claims ("Settlement Payment").

B. Republic shall make and City shall accept the Settlement Payment, to resolve and completely satisfy the Disputed Claims, and any and all remaining actions, bills, causes of action, claims, controversies, damages, debts, demands, disputes, invoices, lawsuits, liabilities, liens, sums of money, or other losses ("Losses") for any and all other amounts due or owing, or alleged to be due or owing, or accruing for any services rendered by Republic or arising from Republic and its partners, shareholders, members, managers, parents, subsidiaries, affiliates, joint ventures, related companies and any of its agents, employees, attorneys, directors, officers, employees, representatives, and subcontractors providing or arising from any solid waste collection and disposal services of Republic, prior to January 1, 2017 (together with "Losses," all of which are referred to as the "Released Matters").

C. Notwithstanding the foregoing, except as expressly set forth in this Agreement, this Agreement is not intended to modify any future obligations as set forth in the Dania Beach Code of Ordinances and the Dania Beach Permit for services rendered subsequent to January 1, 2017, all of which shall remain in full force and effect except as specifically released or otherwise modified in this Agreement.

D. Each Party shall bear its own costs, attorney fees and other expenses incurred in resolving the Released Matters and any other matters resolved by this Agreement. Each Party warrants that it will not pursue claims for or entitlement to past or present costs, attorney fees or other expenses related in any way to the Released Matters and this Agreement (including but not limited to, expert and professional fees, administrative or collection costs, interest, late charges/fees,

service interruption costs, fees or other expenses). Notwithstanding the foregoing, the prevailing Party in any action to enforce this Agreement (and the releases included in it) shall be entitled to its reasonable expenses, including reasonable attorney fees, costs and litigation expenses incurred at all levels of trial and appeal.

E. Nothing in this Agreement, including the payment as set forth in it, shall be deemed as an admission of liability by any Party of any claim that was or could have been asserted by any Party.

3. **Mutual General Release.** The Parties mutually release and forever unconditionally and irrevocably release and discharge each of the other Parties, and covenant not to sue each of the other Parties, and their respective directors, officers employees, principals, agents, managers, general and limited, partners, members, council members, staff, representatives, attorneys, successors, heirs, assigns, and the successors and assigns of professional associations, from any and all rights, obligations, liens, claims, damages, demands, relief, liabilities, equities, actions, suits, bonds, bills, covenants, contracts, judgments and execution, and causes of action of whatever kind and character, in law or in equity, in contract or in tort or public policy, both known and unknown, suspected or unsuspected, disclosed and undisclosed, actual or consequential, fixed or contingent, specific or general, declaratory or injunctive, for compensatory or punitive damages, remuneration, attorney's fees, costs, expenses, or anything of value whatsoever, claims, cross claims, counter claims, third-party and fourth-party claims which the Parties have or had against each other from the beginning of the world through January 1, 2017 relating to all claims arising out of, regarding, or relating to the Released Matters.

4. **No Release of Obligations.** Notwithstanding anything to the contrary in this Agreement, the Mutual General Release set forth in Paragraph 3 shall not include the release of any of the Parties' obligations under this Agreement.

5. **Release Effective Only Upon Closing.** The Mutual General Release in Paragraph 3

shall become effective only upon the payment and clearance of the Settlement Funds as set forth in Paragraph 2, above.

6. **Warranty.** City acknowledges and agrees that as of the date of this Agreement, Republic is not in breach or default of, and is in good standing with City, under the City Ordinances and Republic's Dania Beach Permit.

7. **Cooperation.** City agrees to take such further actions and execute and deliver such further documents as may be reasonably necessary to evidence approval of this Agreement.

8. **Choice of Law and Venue.** This Agreement shall be construed in accordance with Florida law, without regard to conflict of laws principles. The Parties agree that personal jurisdiction over them in Florida shall be proper for purposes of enforcing any provisions of this Agreement and that the exclusive venue for any action arising out of or related to this Agreement shall be exclusively in the state or federal courts for Broward County, Florida. Each Party to this Agreement waives any objection based on forum non conveniens and waives any objection to venue of any action instituted under this Agreement except for the purposes of enforcing the foregoing exclusive venue provision.

9. **Dispute Resolution.** All claims, counterclaims, disputes and other matters in question between City and Republic arising out of, relating to or pertaining to this Agreement, or the breach of it, or the services of it, or the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of Florida; provided, however, that in the event of any dispute between the parties, the parties agree to first negotiate with each other for a resolution of the matter or matters in dispute and, upon failure of such negotiations to resolve the dispute, the parties shall resort to such non-binding mediation. If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction. In any litigation, the parties agree to each waive any trial by jury of any and all issues. In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it the prevailing party shall be entitled to recover reasonable attorney fees from the non-prevailing party. . It is

acknowledged and agreed upon that each Party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement.

10. **Merger.** This Agreement represents the entire agreement between the Parties and supersedes any and all prior agreements or understandings. This document may be executed in counterparts, with all copies, together, comprising one and the same instrument. Further, a photocopy, PDF, or facsimile signature on this document shall be effective as the original for all purposes.

11. **No Oral Modification.** No supplement, modification, or amendment to this Agreement shall be binding unless in writing and executed by both Parties. No waiver of any of the provisions of this Agreement shall be, or shall constitute, a waiver of any other provision, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed by the Party making the waiver.

12. **Severability.** In the event any provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid or unenforceable, such provision shall be given its nearest legal meaning as such authority reasonably determines, and the remainder of this Agreement shall be construed to be in full force and effect.

13. **Headings.** The section headings appearing in this document are inserted for convenience only. They do not define, limit or extend the scope or intent of the language of the sections to which they pertain.

14. **Commission Approval.** This Agreement shall only become effective upon the approval by the City Commission.

SIGNATURES APPEAR ON FOLLOWING PAGE

IN WITNESS OF THE FOREGOING, the Parties have executed this Agreement as of the day and year first written above.

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO LEGAL FORM
AND CORRECTNESS

THOMAS J. ANSBRO
CITY ATTORNEY

ROBERT BALDWIN
CITY MANAGER

WITNESSES:

**REPUBLIC SERVICES OF FLORIDA,
LIMITED PARTNERSHIP, BY:
Republic Services of Florida, GP, Inc.,
a Delaware corporation**

Signature

Signature

PRINT Name

PRINT Name

Signature

Title

PRINT Name

Dated: _____, 2017

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on April ____, 2017, by _____, as _____ of REPUBLIC SERVICES OF FLORIDA, LIMITED PARTNERSHIP, a Delaware limited partnership, for and on behalf of the company, to me personally known or who presented _____ as identification.

Notary Public

Print Name: _____

My commission expires: _____

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE 42nd YEAR COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND BROWARD COUNTY IN THE AMOUNT OF ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED THIRTY SIX DOLLARS (\$150,536.00) TO PROVIDE FUNDING FOR A NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENT PROJECT KNOWN AS OASIS XII; FURTHER REQUESTING CITY COMMISSION APPROVAL TO ADVERTISE THE PROJECT FOR BIDS

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution, Memo, Agreement

RESOLUTION NO. 2017-041

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE 42nd YEAR COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND BROWARD COUNTY IN THE AMOUNT OF ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED THIRTY SIX DOLLARS (\$150,536.00) TO PROVIDE FUNDING FOR A NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENT PROJECT KNOWN AS OASIS XII; FURTHER REQUESTING CITY COMMISSION APPROVAL TO ADVERTISE THE PROJECT FOR BIDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 30, 2016, the City made application for the 42nd Year Community Development Block Grant in an estimated amount of One Hundred Fifty Two Thousand Five Hundred Dollars (\$152,500.00) for neighborhood infrastructure improvements; and

WHEREAS, on June 29, 2016, Broward County offered to award the City of Dania Beach grant funding in the amount of One Hundred Fifty Thousand Five Hundred Thirty Six Dollars (\$150,536.00) to provide for a neighborhood improvement project through the Federal Community Development Block Grant (CDBG) Program; and

WHEREAS, the CDBG funds are planned for an Oasis Neighborhood Improvement Project in the Community Redevelopment Agency (CRA) and CDBG eligible area, located along NW 8th Avenue between NW 1st Street and NW 3rd Street;

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

Section 1. That the proper City officials are authorized to execute the 42nd Year Community Development Block Grant Agreement between the City of Dania Beach, Florida and Broward County in the amount of One Hundred Fifty Thousand Five Hundred Thirty Six Dollars (\$150,536.00), which Agreement is incorporated into and made a part of this Resolution by this reference, a copy of which is attached as Exhibit "A".

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to the Agreement which are deemed necessary and proper and in the best interests of the City.

Section 3. That the City Administration is authorized to appropriate funding to the City's Neighborhood Infrastructure Oasis XII Project to Grant Account No. 103-39-60-541-63-10.

Section 4. That the City Administration is authorized to bid the project.

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 April 25, 2017.

ATTEST

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



MEMORANDUM

DATE: April 25, 2017

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP, Director of Community Development

SUBJECT: **Approve the 42nd Year Community Development Block Grant (CDBG) Agreement Between the City of Dania Beach and Broward County**

Broward County has offered to award the City of Dania Beach a Community Development Block Grant (CDBG) with funding in the amount of \$150,536.00. The City Commission has previously expressed intent that this year's allocation be used for Oasis neighborhood improvements (solar lighting, traffic calming, paver-block driveway aprons, cross walks, landscaping, sidewalks, ADA ramps and signage) within the Community Redevelopment Agency (CRA) area. Funds from CDBG are proposed to be used for an Oasis project along NW 8th Avenue between NW 1st Street and NW 3rd Street.

Broward County receives the CDBG funds from HUD and distributes to the small cities (with a population of less than 50,000) on a per capita basis. In order to receive the 42nd Year CDBG funds the City and Broward County will approve an agreement. This agreement is attached and is approved by resolution of the City Commission. In addition, in order to facilitate the project schedule, the administration is requesting the City Commission's approval to bid the project.

Finding will be appropriated to the Grant Fund Oasis XII Project Account No. 103-39-60-541-63-10.

RECOMMENDATION

It is recommended that the City Commission approve the resolution and authorize the proper City Officials to execute the CDBG 42nd Year Agreement with Broward County and allow the administration to bid the project.

AGREEMENT

Between

BROWARD COUNTY

and

CITY OF DANIA BEACH

PROVIDING FOR FUNDING AND ADMINISTRATION OF
42nd YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

for

OASIS XII NEIGHBORHOOD IMPROVEMENT PROJECT

IN THE AMOUNT OF \$150,536

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EXHIBIT "B"	BUDGET TABLE/COSTS FOR PROJECT
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AGREEMENT

Between

BROWARD COUNTY

and

CITY OF DANIA BEACH

PROVIDING FOR FUNDING AND ADMINISTRATION OF
42nd YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

for

OASIS XII NEIGHBORHOOD IMPROVEMENT PROJECT

IN THE AMOUNT OF \$150,536

This is an Agreement ("Agreement"), made and entered into by and between: BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY,"

and

CITY OF DANIA BEACH, a municipal corporation of the State of Florida, hereinafter referred to as "CITY," collectively referred to as the "Parties."

RECITALS

WHEREAS, COUNTY is a recipient of Community Development Block Grant ("CDBG") funds from the United States Department of Housing and Urban Development ("HUD") pursuant to 24 CFR Part 570; and

WHEREAS, on May 24, 2016, the Broward County Board of County Commissioners adopted Resolution #2016-304, approving FY 2016 - 2017 CDBG funding to CITY under COUNTY's CDBG Program for neighborhood improvements in CITY, under the terms more specifically described herein; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, covenants, and payments hereinafter set forth, the Parties agree as follows:

ARTICLE 1 - DEFINITIONS

The following definitions apply unless the context in which the word or phrase is used requires a different definition:

- 1.1 **Agreement** - This Agreement includes Articles 1 through 12, the exhibits and documents that are expressly incorporated herein by reference.
- 1.2 **Board** - The Board of County Commissioners of Broward County, Florida.
- 1.3 **CDBG Funds** - The Community Development Block Grant Funds provided to CITY under this Agreement.
- 1.4 **CDBG Program or Program** - The Community Development Block Grant Program applied for by COUNTY and awarded by HUD, as authorized pursuant to Title I, Housing and Community Development Act of 1974, Public Law 93-383, as amended, and codified at 42 U.S.C. 5301 et seq.
- 1.5 **CFR** - The Code of Federal Regulations is the codification of rules and regulations published in the Federal Register by the executive departments and agencies of the federal government of the United States.
- 1.6 **Contract Administrator** - The Community Development Specialist or Division Manager designated by the Division Director. The primary responsibilities of the Contract Administrator are to coordinate and communicate with CITY's Designated Representative to manage and supervise execution and completion of the Project and the terms and conditions of this Agreement as set forth herein. In the administration of this Agreement, as contrasted with matters of policy, the Parties may rely on the instructions or determinations made by the Contract Administrator; provided, however, that such instructions and determinations do not change the Project.
- 1.7 **County Administrator** - The administrative head of COUNTY appointed by the Board.
- 1.8 **County Attorney** - The chief legal counsel for COUNTY appointed by the Board.
- 1.9 **Division** - The Housing Finance and Community Redevelopment Division.
- 1.10 **HUD** - The United States Department of Housing and Urban Development.
- 1.11 **Project** - The Project consists of the work, services, and activities described in Article 3.
- 1.12 **Rules and Regulations of HUD** - The rules and regulations of HUD including, but not limited to, 24 CFR Part 570, "Community Development Block Grant

Regulations," and the applicable provisions under the following: 24 CFR Part 91 "Consolidated Submissions for Community Planning and Development Programs"; 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards"; and any Executive Orders issued by the Federal Government or any final rule changes set forth in the Federal Register impacting the CDBG Program; as amended from time to time, and which are incorporated herein by reference.

- 1.13 **Subconsultant or Subcontractor** - A firm, partnership, corporation, independent contractor (including 1099 individuals), or combination thereof providing services under this Agreement through CITY for all or any portion of the work or activities. The term "Subconsultant" shall include all "Subcontractors" and the term "Subcontractor" shall include all "Subconsultants" and any design professionals and construction contractors hired by CITY to perform any design services and capital improvements under this Agreement.

ARTICLE 2 - PREAMBLE

- 2.1 Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, consolidated several existing categorical programs for community development into a single program of CDBGs for the purpose of allowing local discretion as to the determination of needs and priorities for a community development program. The needs and priorities of community development in COUNTY were determined through consultation with representatives of the community participating in COUNTY's CDBG Program.
- 2.2 Pursuant to 24 CFR Part 570.302, the Project was included in COUNTY's CDBG Program Consolidated Plan submission to HUD in accordance with 24 CFR Part 91, and is eligible to receive CDBG Funds as it complies with at least one (1) of the following three (3) national objectives under 24 CFR Parts 570.200(a)(2) and 570.208:
- 2.2.1 Activities benefiting low and moderate income persons.
- 2.2.2 Activities which aid in the prevention or elimination of slums or blight.
- 2.2.3 Activities designed to meet community development needs having a particular urgency.
- 2.3 Under the Rules and Regulations of HUD, COUNTY is the administrator for the Program and is mandated to comply with all applicable statutes, rules, and regulations of the United States relating to the allocation and expenditure of CDBG Funds as well as protecting the interests of certain classes of individuals who reside in COUNTY.

- 2.4 COUNTY desires to disburse CDBG Funds to CITY and has obtained assurances from CITY that it will comply with all applicable statutes, codes, rules, and regulations of the United States, the Rules and Regulations of HUD, the State of Florida, and COUNTY relating to the Project and the Program, as a condition precedent to the release of such CDBG Funds to CITY.
- 2.5 COUNTY shall conduct all programs and activities relating to housing and community development in a manner which will affirmatively further fair housing. COUNTY shall fund only subrecipients who have taken steps to promote fair housing.
- 2.6 In the event CITY is found to be taking actions designed to discourage affordable housing for sale or rent within the boundaries of COUNTY, CITY shall not be eligible to receive CDBG Funds under this Agreement.
- 2.7 In accordance with 2 CFR Part 2400.101, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards set forth in 2 CFR Part 200 are applicable to the CDBG Funds provided by COUNTY under this Agreement. In accordance with 2 CFR Part 200.101(b)(3), with the exception of the requirements set forth in 2 CFR Part 200, Subpart F, Audit Requirements, in the event any of the provisions of Federal statutes or regulations relating to the CDBG Program differ from the provisions set forth in 2 CFR Part 200, the provision of the Federal statutes or regulations shall govern.
- 2.8 This Agreement is subject to the availability of funds as more specifically described in Articles 4 and 10.

ARTICLE 3 - PROJECT

- 3.1 CITY shall provide and implement a neighborhood improvement project as outlined in Exhibit "A," Project Description, attached hereto. The Project complies with the national objective under 24 CFR Part 570.208(b)(1), Activities to address slums or blight on an area basis. In the event the Project is constructed, provided, located, or implemented on CITY's property, CITY shall assume all liability for same upon completion of the Project.
- 3.2 CITY shall comply with the Project Schedule/Timeline set forth in Exhibit "C," attached hereto. Failure to maintain the implementation schedule within sixty (60) days of the deadlines identified in Exhibit "C" may warrant a full review by the Division to meet HUD's required expenditure rates for the Program year. In the event CITY fails to maintain the implementation schedule within ninety (90) days of the deadlines identified in Exhibit "C," COUNTY may terminate this Agreement in accordance with Article 10, and all uncommitted and unexpended funds may be transferred to the contingency account or be reprogrammed consistent with the Housing and Community Development Act of 1974, as amended (42 U.S.C. Section 5301-5320).

- 3.3 All plan and specifications prepared or to be used for the Project shall be certified and approved by CITY and submitted to the Division for approval prior to advertisement or implementation, as applicable.
- 3.4 The Division may issue a Stop Order to CITY which shall halt all work on the Project in the event that the work is not being performed in accordance with the approved plans and specifications or when, in the Division Director's judgment, CITY, or any Subcontractor, has violated federal guidelines or regulations, or the terms of this Agreement.
- 3.5 The Division will carry out periodic monitoring and evaluation activities as determined necessary by the Division. The continuation of this Agreement is dependent upon satisfactory evaluations by the Division. Such evaluation will be based on the terms of this Agreement, comparisons of planned versus actual progress relating to the Project's scheduling, budgets, in-kind contributions, and output measures. Upon request, CITY shall furnish to the Division Director, COUNTY, or their designees, such records and information, including copies or transcriptions, as is determined necessary by the Division Director or COUNTY. CITY shall submit on a monthly and quarterly basis, and at other times upon the request of the Division Director, information and status reports required by Division, COUNTY, or HUD on forms approved by the Division Director.
- 3.6 In the event CITY uses a Subcontractor to perform any design or construction activities for the Project, CITY shall comply with the following requirements:
- 3.6.1 CITY shall provide the Contract Administrator with a copy of all contracts and correspondence between CITY and the Subcontractor, and any correspondence related thereto, if requested by COUNTY.
- 3.6.2 CITY's contract for design professional services shall include, but is not limited to, civil, structural, mechanical, and electrical engineering, and architectural services, as applicable for the Project, including all necessary, incidental and related activities and services required by the Project's scope and contemplated in the Subcontractor's level of effort. The following requirements shall be applicable to the preparation of schematic design, design development, and contract documents:
- a) Schematic Design. The Subcontractor shall prepare and submit for approval by CITY, Schematic Design Documents consisting of drawings and other documents illustrating the scale and relationship of Project components. CITY shall provide the Contract Administrator with a copy of the approved Schematic Design Documents. Additionally, the Subcontractor shall submit to CITY a written Statement of Probable Construction Cost based on current area, volume, or other unit costs. The Subcontractor shall research

all applicable codes, ordinances, rules, regulations, and requirements of governmental authorities having jurisdiction over the Project

- b) Design Development. The Subcontractor shall prepare and submit for approval by CITY, Design Development Documents consisting of drawings and other documents describing the size and character of the entire Project including, as applicable, architectural, structural, mechanical, electrical, material specifications, and such other essential elements as may be appropriate. CITY shall provide the Contract Administrator with a copy of the approved Design Development Documents. The Subcontractor shall consider the availability of materials, equipment, and labor, construction sequencing and scheduling, economic analysis of construction and operations, user safety, maintenance requirements, and energy conservation.

The Design Development Documents shall include, but are not limited to, the following:

1. Expansion of the architectural, structural, mechanical, and electrical Schematic Design Documents to establish the final scope, relationships, forms, size, and appearance of the Project through appropriate plans, sections, elevations, and typical construction details; three dimensional sketches; basic materials and finishes; equipment and furniture layouts and space requirements; basic structural system and dimensions; energy conservation measures; outline specifications; basic selection of mechanical and electrical equipment and their capabilities;
2. Development scheduling services including, but not limited to, reviewing and updating previously established schedules; and
3. Written Statement of Probable Construction Cost including, but not limited to, updating and refining the Schematic Design Phase Statement of Probable Construction Cost.

- c) Contract Documents. The Subcontractor shall prepare from the approved Design Development Documents the working drawings and specifications, setting forth in detail the work to be done, materials, quality of work, finishes, and equipment required for the architectural, structural, mechanical, and electrical work, and the necessary bidding information (collectively referred to as the "Contract Documents"). The Subcontractor shall, in the preparation

of the drawings and specifications for construction, take into account all prevailing codes and regulations governing construction in Broward County, and update and revise the Probable Construction Costs, as necessary. The Contract Documents shall be sufficiently complete and include sufficient detail to permit issuance of a building permit and obtain responsive bids. CITY shall provide a copy of the final Contract Documents to the Contract Administrator, if requested by COUNTY.

- 3.6.3 CITY's contract for any construction activities shall include, but is not limited to, labor, materials, equipment, and other services necessary to perform all of the work described in the Contract Documents for the construction of the Project in accordance with all requirements and provisions of the codes as defined by plan review incident to permitting. The Project also includes all Project site preparations including, but not limited to, pre-inspection, examination, tests and borings, and discovery of the site conditions and other similar activities.
- 3.7 At the conclusion of each design phase provided for in Subsection 3.6.2, CITY shall provide the associated deliverable and shall submit an invoice for payment utilizing the form provided in Exhibit "E," Request for Payment."
- 3.8 CITY's construction activities shall be in accordance with the Project Schedule, which shall indicate the dates for the commencement and completion of the various stages of construction and shall be revised as required by the conditions of the Project. The Project's construction schedule shall be updated at least monthly by CITY or its Subcontractor.
- 3.9 CITY shall use its own procurement procedures for the procurements of property and services, which shall comply with applicable state and local laws and regulations, and all procurement shall be in compliance with all applicable federal laws including, but not limited to, 24 CFR Parts 570.502 and 570.610, and the Procurement Standards set forth in 2 CFR Part 200, Subpart D.
- 3.10 CITY shall submit written notification to the Division of all pre-bid and preconstruction meetings at least two (2) weeks prior to the actual date of the meetings.
- 3.11 All change orders shall receive prior written approval from the Contract Administrator.
- 3.12 At the completion of the Project, "as-built" drawings, when determined necessary by the Division Director, shall be submitted to the Division prior to approval of the final payment by COUNTY.

- 3.13 In the event CITY is unable to complete the Project because of delays resulting from untimely review by COUNTY or other governmental authorities having jurisdiction over the Project, and such delays are through no fault of CITY, COUNTY shall grant a reasonable extension of time for completion of the services, provided that such extension shall be without additional funding. It shall be CITY's responsibility to notify COUNTY promptly in writing whenever a delay in approval by a governmental agency is anticipated or experienced, and to inform COUNTY of all facts and details related to the delay.
- 3.14 CITY shall meet or exceed the standards described in the Project Description attached hereto as Exhibit "A," if applicable, and all applicable codes, ordinances, statutes, and any other regulations imposed by any regulatory body or authority governing the design, permitting, construction, and approval of the Project.
- 3.15 CITY shall meet with COUNTY at reasonable times and with reasonable notice to discuss the Project.
- 3.16 CITY shall provide COUNTY with Monthly Progress Reports utilizing the form provided in Exhibit "D," attached hereto, which shall indicate the status of all outstanding work that has been authorized by COUNTY for the Project, including the planned versus actual progress of each individual project based on the Project's schedule and budget. Such reports shall be submitted to the Division on the first business day following the end of the preceding month.
- 3.17 No extension of time shall be granted for delays resulting from normal weather conditions prevailing in the area as defined by the average of the last ten (10) years of weather data recorded in the Fort Lauderdale/Hollywood International Airport Weather Station.

ARTICLE 4 - FUNDING AND METHOD OF PAYMENT AND PROVISIONS RELATING TO THE USE OF THE FUNDS

- 4.1 The maximum amount payable by COUNTY under this Agreement shall be One Hundred Fifty Thousand Five Hundred Thirty-six and 00/100 Dollars (\$150,536).
- 4.2 COUNTY shall reimburse CITY for the Project expenses incurred as provided in Exhibit "B," Budget Table/Costs for Project, attached hereto, provided a suspension of payment as provided in this Agreement has not occurred, and provided further that CITY complies with the procedures for invoices and payments set forth in this Article. At no time shall COUNTY distribute CDBG Funds to CITY if it has not provided the required deliverables.
- 4.3 CITY shall invoice COUNTY monthly, if eligible Project expenditures have been made, utilizing the form provided in Exhibit "E," Request for Payment, for Project

costs described in Exhibit "A," Project Description, on the following basis, as applicable:

- 4.3.1 CITY shall provide COUNTY with an executed original of each Subcontractor contract authorizing services, work, or activities to be performed for the Project.
- 4.3.2 CITY shall provide COUNTY with documentation of any leveraging, as described in Exhibit "B," Budget Table/Costs for Project, which has occurred during each month.
- 4.3.3 CITY shall submit a certified copy of the purchase order or other CITY document authorizing the services, work, activities, or materials for which it is invoicing.
- 4.3.4 CITY shall submit to COUNTY a certified copy of all Subcontractor invoices for the Project indicating the services rendered or materials purchased and the dates for same.
- 4.3.5 CITY's administrator or the administrator's authorized representative shall certify that the services, work, activities, or materials being invoiced have been received or completed.
- 4.3.6 Upon submittal of the final invoice for reimbursement of eligible Project expenditures made during the term of this Agreement, CITY shall provide COUNTY with a final and complete Monthly Progress Report, utilizing the form provided in Exhibit "D."
- 4.4 CITY's invoices for reimbursement of construction expenditures shall identify the specific project number, nature of the work performed, phase of work, estimated percent of work accomplished, and include a summary of fees with accrual of the total and credits for portions paid previously. Invoices for each phase shall not exceed the amounts allocated to that phase.
- 4.5 Following receipt of invoices and supporting documentation, as described in Section 4.3, the Division shall review the invoices and supporting documentation to determine whether the items invoiced have been received or completed and that the invoiced items are proper for payment. Upon determination by the Division that the items invoiced have been received or completed, the Division shall make payment to CITY the amount it determines to be payable. Payment for travel expenses, if any, shall be made in accordance with COUNTY guidelines for travel reimbursement.
- 4.6 CITY shall disclose to COUNTY any and all third party funding, whether public or private, for the Project. No COUNTY funding shall be used to supplant existing third party funding.

- 4.7 CITY shall not be entitled to payment by COUNTY for any invoices received by COUNTY later than sixty (60) days after expiration or termination of this Agreement, except for any invoice for release of retainage held by COUNTY, which requires CITY to provide release of liens. The release of retainage by COUNTY upon CITY's submittal of the release of liens shall survive expiration or earlier termination of this Agreement.
- 4.8 COUNTY shall pay CITY within thirty (30) calendar days from receipt of CITY's Request for Payment for reimbursement of eligible Project expenses, in accordance with COUNTY's Prompt Payment Ordinance, Section 1-51.6, Broward County Code of Ordinances, ninety percent (90%) of the total shown to be due on such invoice. When the services to be performed on the Project are fifty percent (50%) complete and upon written request by CITY, COUNTY shall assess whether the Project is progressing in a satisfactory manner, in its sole discretion, and may authorize that subsequent payments may be increased to ninety-five percent (95%) of the total shown to be due on subsequent invoices. Upon CITY's satisfactory completion of the Project and after COUNTY's review and approval, COUNTY shall remit to CITY the ten percent (10%) or five percent (5%) portion of the amounts previously withheld. To be deemed proper, all invoices must comply with the requirements set forth in this Agreement and must be submitted on the Request for Payment form provided in Exhibit "E." Payment may be withheld for failure of CITY to comply with any term, condition, or requirement of this Agreement.
- 4.9 CITY shall notify the Division at least forty-eight (48) hours in advance of the date that work on the Project will be initiated in order that on-site inspections may be conducted by COUNTY.
- 4.10 CITY shall expend the CDBG Funds allocated to the Project by the end of the term of this Agreement. All CDBG Funds not expended within the term of this Agreement shall remain in the custody and control of COUNTY.
- 4.11 COUNTY may suspend payment under this Agreement for any of the following events:
- 4.11.1 Ineligible use of CDBG Funds;
 - 4.11.2 Failure to comply with the terms of this Agreement;
 - 4.11.3 Failure to submit reports as required, including a favorable audit report;
 - 4.11.4 Submittal of incorrect or incomplete reports in any material respect; and
 - 4.11.5 Failure to comply with the indemnification obligations under this Agreement.

In the event COUNTY elects to withhold payment to CITY pursuant to this Section 4.11, COUNTY shall specify the action(s) that must be taken by CITY as a condition precedent to resumption of payments, and should specify a reasonable date for compliance.

4.12 Payments to CITY shall be sent to:

Robert Baldwin, City Manager
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

4.13 Any documentation required under this Agreement shall be furnished to COUNTY at the following address:

Ralph Stone, Director
Broward County Housing Finance and Community Redevelopment
Division
110 N.E. 3rd Street - Third Floor
Fort Lauderdale, Florida 33301

4.14 At the sole discretion of the Division Director, unexpended CDBG Funds not provided to or reimbursed to CITY under the terms of this Agreement may be reallocated by COUNTY to other CDBG Program projects approved for funding by the Board.

4.15 Any CDBG Funds paid to CITY in excess of the amount to which CITY is finally determined to be entitled to under this Agreement shall be repaid to COUNTY within a reasonable period after demand, and if not paid, COUNTY may reduce the debt by making an administrative offset against other requests for reimbursements.

4.16 Subcontractors. CITY shall invoice all Subcontractor fees, whether paid on a "lump sum" or other basis, to COUNTY with no markup. All Subcontractor fees shall be billed in the actual amount paid by CITY.

4.17 Notwithstanding any provision in this Agreement to the contrary, COUNTY shall not be required to reimburse CITY any CDBG Funds under this Agreement, if COUNTY is not able to obtain such funding from HUD for the payment of these costs, and COUNTY may withhold, in whole or in part, payment to the extent necessary to protect itself from loss on account of inadequate or defective work which has not been remedied or resolved in a manner satisfactory to the Contract Administrator or failure to comply with this Agreement. The amount withheld shall not be subject to payment of interest by COUNTY.

- 4.18 Notwithstanding any provision in this Agreement to the contrary, in the event COUNTY is required to repay HUD any CDBG funding received from HUD for the Project, pursuant to any repayment requirements set forth in 24 CFR Part 570, or any other applicable Rules and Regulations of HUD, CITY may be required to repay COUNTY such CDBG Funds in accordance with the repayment provisions set forth in Section 8.5 of this Agreement.

ARTICLE 5 - LIABILITY AND INDEMNIFICATION

- 5.1 CITY is a state agency under Section 768.28, Florida Statutes, and shall be fully responsible for acts and omissions of its agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement or any other contract.
- 5.2 In the event CITY contracts with a Subcontractor to perform any of the work or activities for the Project, any contract with such Subcontractor shall include the following provisions, in substantially the form provided below:
- 5.2.1 Indemnification: To the fullest extent permitted by law, Subcontractor shall indemnify and hold harmless Broward County, its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of Subcontractor and persons employed or utilized by Subcontractor in the performance of this Contract. These indemnifications shall survive the term of this Contract.

ARTICLE 6 - INSURANCE

- 6.1 CITY is a state agency under Section 768.28, Florida Statutes, and shall furnish the Contract Administrator with written verification of liability protection in accordance with state law prior to final execution of this Agreement. In the event CITY elects to purchase excess liability coverage, Broward County shall be named as an additional insured and certificate holder under said policy, and COUNTY shall be notified of said coverage and provided evidence of same.
- 6.2 In the event CITY contracts with a Subcontractor to provide any of the work or activities set forth herein, the contract shall require the Subcontractor, at a minimum, to maintain in full force and effect, at Subcontractor's sole cost and expense, during the term of the contract, insurance of the types and amounts as provided in Exhibit "F," Insurance Requirement, attached hereto, and name Broward County as an additional insured.

ARTICLE 7 - ASSURANCES AND CERTIFICATIONS

- 7.1 CITY shall comply with all applicable federal, state, and county laws, ordinances, codes, and regulations relating to the use of CDBG Funds including, but not limited to, the Rules and Regulations of HUD. Any conflict or inconsistency between any federal, state, or county regulations and this Agreement shall be resolved in favor of the more restrictive regulations.
- 7.2 CITY shall establish safeguards to prohibit its employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have a family, business, or other association.
- 7.3 CITY shall comply with the requirements set forth in the Division's "Procedures Manual for Subrecipients," as may be amended from time to time, and incorporated herein by reference. COUNTY will provide CITY with a copy of the manual and any amendments thereto.
- 7.4 CITY shall not use CDBG Funds to support or engage in any explicitly religious activities including, but not limited to, worship, religious instruction, or proselytization, as further described in 24 CFR Part 570.200(j) and 24 CFR Part 5.109.
- 7.5 CITY certifies, to the best of its knowledge and belief, that:
 - 7.5.1 No federal appropriated funds have been paid or will be paid, by or on behalf of CITY, to any person for influencing or attempting to influence an officer or employee of an agency, a member, officer, or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
 - 7.5.2 If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member, officer, or employee of Congress, or an employee of a member of Congress in connection with this Agreement, CITY shall complete and submit to COUNTY Standard Form - LLL, "Disclosure Form to Report Lobbying," set forth in Appendix B to 24 CFR Part 87, in accordance with its instructions.

- 7.5.3 The language in this Section 7.5 shall be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and all subgrantees shall be required to certify and disclose accordingly.
- 7.6 CITY shall comply with the requirements set forth in 24 CFR Part 570, Subpart K, Other Program Requirements, and 24 CFR Part 5, Subpart A, as applicable to the Project, including, but not limited to, the following:
- 7.6.1 Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and implementing regulations at 24 CFR Part 1, which prohibit discrimination of persons on the basis of race, color, or national origin, including, but not limited to, exclusion from participation in, being denied the benefits of, or being otherwise subjected to discrimination under any program or activity for which CITY receives federal financial assistance.
- 7.6.2 Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 et seq.), and implementing regulations at 24 CFR Part 100 et seq., which prohibit discrimination of persons on the basis of race, color, religion, sex, and national origin in housing practices.
- 7.6.3 Executive Order 11063, as amended by Executive Order 12259 (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR Part 107.
- 7.6.4 Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.), and the implementing regulations at 24 CFR Part 146, which prohibit discrimination of persons on the basis of age under any program, or activity for which CITY receives federal financial assistance.
- 7.6.5 Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the implementing regulations at 24 CFR Part 8, which prohibit discrimination of qualified individuals with disabilities in participating in, or receiving benefits and services under any program or activity for which CITY receives financial federal assistance.
- 7.6.6 Architectural Barriers Act of 1968 (42 U.S.C. 4151 et seq.), which requires certain federally funded buildings and other facilities to be designed, constructed, or altered in accordance with standards that ensure accessibility to, and use by, physically handicapped persons.
- 7.6.7 Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. 12101 et seq.), which prohibits discrimination of individuals on the basis of race, color, sex, national origin, religion, or age.

- 7.6.8 Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u, and the implementing regulations at 24 CFR Part 135, as applicable), which provides for training, employment, contracting, and other economic opportunities for low and very low-income persons. [See also Section 7.13 below.]
- 7.6.9 The disclosure requirements and prohibitions set forth in 31 U.S.C. 1352 and implementing regulations set forth in 24 CFR Part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
- 7.6.10 The prohibitions set forth in 2 CFR Part 2424 relating to the use of debarred, suspended, or ineligible contractors and participants.
- 7.6.11 The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and the implementing regulations set forth in 2 CFR Part 2429.
- 7.7 CITY shall comply with the recordkeeping and reporting requirements under this Agreement, 24 CFR Part 570, 2 CFR Part 200, and 24 CFR Part 5.168, as applicable, to enable COUNTY to comply with its recordkeeping and reporting requirements set forth in 24 CFR Part 570.
- 7.8 Real property acquired utilizing CDBG Funds provided under this Agreement shall be used for the original approved purpose, and CITY shall demonstrate significant progress with the Project within twelve (12) months of the acquisition. In the event such progress is not evidenced nor commenced within the specified time period, CITY shall transfer ownership of the property acquired with CDBG Funds to COUNTY, if COUNTY so requests in writing. Method of transfers of real property acquired with or improved with CDBG Funds shall be accomplished after written approval by the Division Director.
- 7.9 In addition to the reversion of assets requirements set forth in Section 8.7, property, equipment, and supplies acquired with CDBG Funds provided under this Agreement, and no longer needed for the originally authorized purpose, shall be disposed of in the manner authorized by the Division Director after CITY has requested disposition instructions.
- 7.10 In the event there is any construction work over \$2,000.00 financed in whole, or in part, with CDBG Funds under this Agreement, CITY shall, if applicable, comply with the Davis-Bacon Act, (40 U.S.C. 276a-276a-7), as supplemented by the United States Department of Labor regulations (24 CFR Part 5), which requires all laborers and mechanics working on the Project be paid not less than prevailing wage rates as determined by the Secretary of Labor. COUNTY shall determine the applicability of the Davis-Bacon Act to the Project under this Agreement.

- 7.11 In the event CITY is seeking to use CDBG Funds for payment of impact fees, CITY shall first attempt to secure a waiver of such impact fees. In the event CITY is unsuccessful in obtaining a waiver, CITY shall submit to the Division documentation reflecting CITY's unsuccessful efforts prior to utilization of CDBG Funds for payment of impact fees.
- 7.12 In accordance with Section 519 of the 1990 HUD Appropriations Act (Public Law 101-140) and Section 906 of the National Affordable Housing Act of 1990, which amended Title I of the Housing and Community Development Act of 1974, CITY certifies that it has adopted and is enforcing policies within its jurisdiction that:
- 7.12.1 Prohibit the use of excessive force by law enforcement agencies against any individuals engaged in non-violent civil rights demonstrations; and
- 7.12.2 Enforce applicable State and local laws which prohibit any action which physically bars an entrance to or exit from, a facility or location where a non-violent civil rights demonstration is being conducted.
- 7.13 CITY shall comply with the following Section 3 clause requirements, if applicable to the Project, as set forth verbatim in 24 CFR Part 135.38, and in accordance with the provisions under 24 CFR Part 135:
- 7.13.1 The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- 7.13.2 The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- 7.13.3 The contractor agrees to send to each labor organization or representative of workers with which contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles

subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

- 7.13.4 The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the Subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any Subcontractor where the contractor has notice or knowledge that the Subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- 7.13.5 The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
- 7.13.6 Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.
- 7.13.7 With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).
- 7.14 CITY shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented in the United States Department of Labor regulations at 29 CFR Part 3.
- 7.15 In addition to the equal employment opportunity requirements set forth in Section 12.2, CITY shall comply with, as applicable, Executive Order 11246, "Equal Employment Opportunity," as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and as supplemented by regulations at 41 CFR Part 60, "Office of Federal

Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

- 7.16 CITY shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330), as supplemented by the United States Department of Labor regulations at 29 CFR Part 5, if CDBG Funds under this Agreement exceed \$100,000.
- 7.17 CITY shall comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857(h)), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15), if CDBG Funds under this Agreement exceed \$100,000.
- 7.18 CITY shall comply with the mandatory standards and policies relating to energy efficiency set forth in the State of Florida's energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Public Law 94-163, 89 Statute 871).
- 7.19 If applicable, CITY shall comply with Section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106) and the applicable regulations at 44 CFR Parts 59 - 79, for activities located in an area identified by the United States, Federal Emergency Management Agency (FEMA) as having special flood hazards.
- 7.20 In addition to the audit rights, and retention of records requirements set forth in Section 12.4, CITY shall provide COUNTY, HUD, and the Comptroller General of the United States, through any of their duly authorized representative, access to any books, documents, papers, and records of CITY, or its Subcontractors, which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. The rights of access granted under this Section 7.19 shall not be limited to the required retention of records period set forth in Section 12.4, and shall remain in effect for as long as the records are retained.

ARTICLE 8 - FINANCIAL RESPONSIBILITY

- 8.1 CITY shall comply with the requirements, standards, and the applicable provisions set forth in 2 CFR Part 200, "Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards."
- 8.2 CITY shall comply with the audit requirements set forth in 2 CFR Part 200, Subpart F, "Audit Requirements," Chapter 10.550 Rules of the Auditor General, State of Florida, as applicable. The audit required under 2 CFR Part 200 must be filed with COUNTY within one hundred twenty (120) days after the close of the fiscal year of CITY. All CDBG Funds provided by COUNTY should be shown via

explicit disclosure in the annual financial statements or the accompanying notes to the financial statements.

- 8.3 CITY shall use CDBG Funds only for eligible Project activities specifically outlined in this Agreement.
- 8.4 CITY shall budget and expend all CDBG Funds provided by COUNTY under this Agreement in accordance with the Division's "Procedures Manual for Subrecipients."
- 8.5 In addition to COUNTY's right to terminate this Agreement in accordance with Article 10, CITY shall be required to repay to COUNTY, in COUNTY's sole discretion, any CDBG Funds determined by COUNTY to be ineligible for reimbursement under the terms of this Agreement including, but not limited to, in the following events:
 - 8.5.1 Use of any CDBG Funds for ineligible Project expenses or activities, including any over payments by COUNTY.
 - 8.5.2 Any CDBG Funds expended by CITY, or any of its Subcontractors, in violation of this Agreement.
 - 8.5.3 Failure to complete the Project in a manner which complies with the national objective(s) described in this Agreement.

In the event CITY is required to repay COUNTY any CDBG Funds pursuant to this Section 8.5, CITY shall repay such funds from nonfederal resources within thirty (30) days of notice provided by COUNTY, and if not paid, COUNTY may, in its sole discretion, elect to withhold payment on any subsequent request for payment by CITY, or reduce CITY's obligation to repay COUNTY by making an administrative offset against any request for payment. COUNTY, in its sole discretion, may reallocate any funds CITY repays to COUNTY pursuant to the terms of this Agreement to other eligible CDBG projects. This provision shall survive the expiration or earlier termination of this Agreement.

- 8.6 CITY shall account for "Program Income," as defined in 24 CFR Part 570.500(a), in accordance with the provisions under 24 CFR Part 570.504. Any Program Income received by CITY, after the effective date of this Agreement, which was generated under this Agreement or any prior fiscal year CDBG funding agreement with COUNTY, shall be returned to COUNTY by September 30th of the fiscal year in which the Program Income was received. Unless otherwise provided for in any HUD Rules and Regulations, such Program Income will be reallocated by COUNTY to CITY's CDBG funding award in COUNTY's next CDBG funding cycle, minus a Twenty percent (20%) administrative fee to COUNTY.

- 8.7 Reversion of Assets. Upon the expiration or earlier termination of this Agreement, CITY shall comply with the requirements under 24 CFR Parts 570.503 and 570.505, as applicable, including, but are not limited to, the following:
- 8.7.1 CITY shall transfer to COUNTY any CDBG Funds on hand and any accounts receivable attributable to the use of CDBG Funds under this Agreement.
- 8.7.2 Real property under CITY's control that was acquired or improved, in whole or in part, with CDBG Funds in excess of \$25,000 shall be used to meet one of the CDBG National Objectives set forth in 24 CFR Part 570.208 until five (5) years after expiration or earlier termination of this Agreement, or for such longer period of time as determined to be appropriate by COUNTY. In the event CITY fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, CITY shall pay COUNTY an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute Program Income to COUNTY.
- 8.8 Disposition of Equipment. CITY shall comply with requirements for use and disposition of equipment acquired in whole, or in part, with CDBG Funds under this Agreement in accordance with 2 CFR Part 200.313; however, pursuant to 24 CFR Part 570.502(8), if equipment is sold, the proceeds shall be program income.

ARTICLE 9 - TERM OF AGREEMENT

The term of this Agreement shall commence retroactively to October 1, 2016, and shall end on September 30, 2017, unless terminated earlier or extended pursuant to the terms of this Agreement. CITY may submit a written request for an extension to the term of this Agreement to the Division Director no less than ninety (90) days prior to the expiration date. In the event the Division Director approves an extension to the term of this Agreement, the Parties shall enter into an amendment as provided in Section 12.19.

ARTICLE 10 - TERMINATION

- 10.1 This Agreement is subject to the availability of CDBG funding from HUD. In the event HUD terminates, suspends, discontinues, or substantially reduces the CDBG funding for the Project activity under this Agreement, COUNTY may terminate this Agreement upon CITY's receipt from COUNTY of no less than twenty-four (24) hours' notice. COUNTY shall be the final authority as to the availability of CDBG Funds.

10.2 Termination for Cause.

10.2.1 This Agreement may be terminated for cause by COUNTY, at the discretion of and through the County Administrator, if CITY fails to comply with any terms under this Agreement and has not corrected the breach within five (5) days after receipt of written notice from COUNTY identifying the breach. Any notice of termination provided by COUNTY pursuant to this Subsection 10.2.1 shall also provide CITY with an opportunity to appeal the action, and a copy of the appeal process shall be attached to the notice. CITY shall file an appeal within five (5) days of receipt of COUNTY's notice of termination.

10.2.2 Termination for cause by COUNTY may include, but is not limited to, CITY's failure to commence work on the Project, as set forth in Exhibit "C," Project Schedule/Timeline, within ninety (90) days from the date of full execution of this Agreement by the Parties, repeated (whether negligent or intentional) submission for payment of false or incorrect bills or invoices, failure to suitably perform the work, failure to continuously perform the work in a manner calculated to meet or accomplish the objectives as set forth in this Agreement, failure to repay COUNTY as provided for in Section 8.5, or contracting with a Subcontractor who has been debarred, suspended, or is otherwise excluded from, or ineligible for participation in, any federal assistance program subject to 2 CFR Part 2424. The Agreement may also be terminated for cause if CITY is placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to Section 215.473, Florida Statutes, or if CITY provides a false certification submitted pursuant to Section 287.135, Florida Statutes.

10.2.3 In the event this Agreement is terminated by COUNTY for cause, CITY shall repay to COUNTY any CDBG Funds determined by COUNTY to be due in accordance with Section 8.5. COUNTY may, in its sole discretion, reduce CITY's obligation to repay COUNTY by making an administrative offset against any requests by CITY for payment up to the effective date of termination as provided in Section 10.4.

10.3 Termination for Convenience. This Agreement may be terminated for convenience by either party, which termination date shall be not less than thirty (30) days after the date of such written notice. Termination for convenience for COUNTY shall be by the Board. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate under the circumstances in the event the County Administrator determines that termination is necessary to protect the public health, safety, or

welfare. If COUNTY erroneously, improperly, or unjustifiably terminates for cause, such termination shall be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

- 10.4 In the event this Agreement is terminated for any reason, COUNTY will reimburse CITY upon receipt of a Request for Payment utilizing the form provided in Exhibit "E," for documented and committed eligible Project expenses in accordance with the terms of this Agreement and Exhibit "B," Budget Table/Costs for Project, incurred by CITY prior to the effective date of termination of this Agreement. For purposes of this Agreement, documented and committed eligible Project expenses means any verifiable committed expense including, but not limited to, a Purchase Order for payment of materials and supplies, executed by CITY or a Subcontractor on CITY's behalf, for Project activities under this Agreement. However, CITY shall not encumber any CDBG Funds under this Agreement after either party provides written notice of termination to the other party. Any payment by COUNTY pursuant to this Section 10.4 is subject to the repayment provisions in Section 8.5, and COUNTY shall not be required to reimburse CITY for any or all of the CDBG Funds requested by CITY where COUNTY has determined that CITY failed to complete the Project in a manner which complies with the national objective(s) described in this Agreement.
- 10.5 Notice of suspension or termination of this Agreement shall be provided in accordance with the "NOTICES" section of this Agreement except that notice of termination by the County Administrator, which the County Administrator deems necessary to protect the public health, safety, or welfare may be verbal notice that shall be promptly confirmed in writing in accordance with the "NOTICES" section of this Agreement.
- 10.6 In the event this Agreement is terminated for any reason, any amounts due CITY shall be withheld by COUNTY until all documents are provided to COUNTY pursuant to Section 12.1 of Article 12.

ARTICLE 11 - NOTICES

In order for a notice to a party to be effective under this Agreement, notice must be sent via U.S. first-class mail with a contemporaneous copy via e-mail to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this Article.

FOR COUNTY:

Ralph Stone, Director
Broward County Housing Finance and Community Redevelopment
Division
110 N.E. 3rd Street - Third Floor
Fort Lauderdale, Florida 33301
Email address: rstone@broward.org

FOR CITY:

Robert Baldwin, City Manager
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
Email address: rbaldwin@ci.dania-beach.fl.us

ARTICLE 12 - MISCELLANEOUS

12.1 RIGHTS IN DOCUMENTS AND WORK

Any and all reports, photographs, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of COUNTY, and if a copyright is claimed, CITY grants to COUNTY and the Federal government a non-exclusive license to use the copyrighted item(s) indefinitely, to prepare derivative works, and to make and distribute copies to the public. In the event of termination of this Agreement, any reports, photographs, surveys, and other data and documents prepared by CITY, whether finished or unfinished, shall become the property of COUNTY, including, any patent rights with respect to any discovery or invention which arises or is developed in the course of or under this Agreement, and shall be delivered by CITY to the Contract Administrator within seven (7) days of termination of this Agreement by either party. Any compensation due to CITY shall be withheld until all documents are received as provided herein. CITY shall ensure that the requirements of this Section are included in all agreements with its Subcontractors.

12.2 EQUAL EMPLOYMENT OPPORTUNITY

No party to this Agreement may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

CITY shall include the foregoing or similar language in its contracts with any Subcontractors, except that any project assisted by the U.S. Department of Transportation funds shall comply with the non-discrimination requirements in 49 CFR Parts 23 and 26.

Failure by CITY to carry out any of these requirements shall constitute a material breach of this Agreement, which shall permit COUNTY to terminate this Agreement or to exercise any other remedy provided under this Agreement, Broward County Code of Ordinances, Broward County Administrative Code, or under other applicable law, all such remedies being cumulative.

By execution of this Agreement, CITY represents that it has not been placed on the discriminatory vendor list as provided in Section 287.134, Florida Statutes. COUNTY hereby materially relies on such representation in entering into this Agreement. An untrue representation of the foregoing shall entitle COUNTY to terminate this Agreement and recover from CITY all monies paid by COUNTY pursuant to this Agreement, and may result in debarment from COUNTY's competitive procurement activities.

12.3 PUBLIC RECORDS

To the extent CITY is acting on behalf of COUNTY as stated in Section 119.0701, Florida Statutes, CITY shall:

- a. Keep and maintain public records required by COUNTY to perform the services under this Agreement;
- b. Upon request from COUNTY, provide COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- c. Ensure that public records that are exempt or confidential and exempt from public record requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the records are not transferred to COUNTY; and
- d. Upon completion of this Agreement, transfer to COUNTY, at no cost, all public records in possession of CITY upon termination of this Agreement or keep and maintain public records required by COUNTY to perform the services. If CITY transfers the records to COUNTY, CITY shall destroy any duplicate public records that are exempt or confidential and exempt. If CITY keeps and maintains public records upon completion of this Agreement, CITY shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY upon request in a format that is compatible with the information technology systems of COUNTY.

The failure of CITY to comply with the provisions of this Section shall constitute a material breach of this Agreement entitling COUNTY to exercise any remedy provided in this Agreement or under applicable law.

A request for public records regarding this Agreement must be made directly to COUNTY, who will be responsible for responding to any such public records requests. CITY will provide any requested records to COUNTY to enable COUNTY to respond to the public records request.

Any material submitted to COUNTY that CITY contends constitutes or contains trade secrets or is otherwise exempt from production under Florida public records laws (including Florida Statutes Chapter 119) ("Trade Secret Materials") must be separately submitted and conspicuously labeled "EXEMPT FROM PUBLIC RECORD PRODUCT – TRADE SECRET." In addition, CITY must, simultaneous with the submission of any Trade Secret Materials, provide a sworn affidavit from a person with personal knowledge attesting that the Trade Secret Materials constitute trade secrets under Florida Statutes Section 812.081 and stating the factual basis for same. In the event that a third party submits a request to COUNTY for records designated by CITY as Trade Secret Materials, COUNTY shall refrain from disclosing the Trade Secret Materials, unless otherwise ordered by a court of competent jurisdiction or authorized in writing by CITY. CITY shall indemnify and defend COUNTY and its employees and agents from any and all claims, causes of action, losses, fines, penalties, damages, judgments and liabilities of any kind, including attorneys' fees, litigation expenses, and court costs, relating to the non-disclosure of any Trade Secret Materials in response to a records request by a third party.

IF CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 357-4900, rstone@broward.org, 110 N.E. 3rd STREET - THIRD FLOOR, FORT LAUDERDALE, FLORIDA 33301.

12.4 AUDIT RIGHTS, AND RETENTION OF RECORDS

COUNTY shall have the right to audit the books, records, and accounts of CITY and its Subcontractors that are related to this Agreement. CITY and its Subcontractors shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement and performance thereunder. All books, records, and accounts of CITY and its Subcontractors shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, CITY, or its Subcontractor, as applicable, shall make same available at no cost to COUNTY in written form.

Consistent with the records retention period set forth in 24 CFR Part 570.502, CITY and its Subcontractors shall preserve and make available, at reasonable times for examination and audit by COUNTY, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for a minimum of four (4) years after submission of the last or final expenditure report for the funding period associated with the term of this Agreement, or until resolution of any audit findings, whichever is longer. COUNTY audits and inspections pursuant to this Section may be performed by any COUNTY representative (including any outside representative engaged by COUNTY). COUNTY reserves the right to conduct such audit or review at CITY's place of business, if deemed appropriate by COUNTY, with seventy-two (72) hours' advance notice.

Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for COUNTY's disallowance and recovery of any payment upon such entry. If an audit or inspection in accordance with this Section discloses overpricing or overcharges to COUNTY of any nature by CITY in excess of five percent (5%) of the total contract billings reviewed by COUNTY, the reasonable actual cost of COUNTY's audit shall be reimbursed to COUNTY by CITY in addition to making adjustments for the overcharges. Any adjustments and/or payments due as a result of such audit or inspection shall be made within thirty (30) days from presentation of COUNTY's findings to CITY.

CITY shall ensure that the requirements of this Section 12.4 are included in all agreements with its Subcontractors performing services for the Project.

12.5 TRUTH-IN-NEGOTIATION REPRESENTATION

CITY's compensation under this Agreement is based upon representations supplied to COUNTY by CITY, and CITY certifies that the information supplied, including without limitation in the negotiation of this Agreement, is accurate, complete, and current at the time of contracting. COUNTY shall be entitled to recover any damages it incurs to the extent such representation is untrue.

12.6 PUBLIC ENTITY CRIME ACT

CITY represents that it is familiar with the requirements and prohibitions under the Public Entity Crime Act, Section 287.133, Florida Statutes, and represents that its entry into this Agreement will not violate that Act. In addition to the foregoing, CITY further represents that there has been no determination that it committed a "public entity crime" as defined by Section 287.133, Florida Statutes, and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether CITY has been placed on the convicted vendor list. Notwithstanding any provision in this Agreement to the contrary, if any representation stated in this

Section is false, COUNTY shall have the right to immediately terminate this Agreement and recover all CDBG Funds paid to CITY under this Agreement.

12.7 INDEPENDENT CONTRACTOR

CITY is an independent contractor under this Agreement. In providing any work, services, or activities under this Agreement, neither CITY nor its agents shall act as officers, employees, or agents of COUNTY. CITY shall not have the right to bind COUNTY to any obligation not expressly undertaken by COUNTY under this Agreement.

12.8 THIRD PARTY BENEFICIARIES

Neither CITY nor COUNTY intends to directly or substantially benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third party beneficiaries to this Agreement and no third party shall be entitled to assert a claim against either of them based upon this Agreement.

12.9 ASSIGNMENT AND PERFORMANCE

Except for subcontracting approved in writing by COUNTY at the time of its execution of this Agreement or any written amendment hereto, neither this Agreement nor any right or interest herein may be assigned, transferred, subcontracted, or encumbered by CITY without the prior written consent of COUNTY. If CITY violates this provision, COUNTY shall have the right to immediately terminate this Agreement. CITY represents that each person and entity that will provide services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. CITY agrees that all services under this Agreement shall be performed in a skillful and respectful manner, and that the quality of all such services shall equal or exceed prevailing industry standards for the provision of such services.

12.10 CONFLICT OF INTEREST

CITY shall comply with the requirements of 24 CFR Part 570.611 relative to the Conflict of Interest provisions. Any possible conflicting interest on the part of CITY, its officers, employees, or agents, shall be disclosed in writing to the Division.

12.11 CONFLICTS

Neither CITY nor its employees shall knowingly have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with CITY's loyal and conscientious exercise of

judgment and care related to its performance under this Agreement. None of CITY's officers or employees shall, during the term of this Agreement, serve as an expert witness against COUNTY in any legal or administrative proceeding in which he, she, or CITY is not a party, unless compelled by court process. Further, such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her expert opinion, which is adverse or prejudicial to the interests of COUNTY in connection with any such pending or threatened legal or administrative proceeding unless compelled by court process. The limitations of this Section shall not preclude CITY or any persons in any way from representing themselves, including giving expert testimony in support thereof, in any action or in any administrative or legal proceeding. CITY shall not be in violation of this paragraph unless it has actual knowledge of such conduct of its officers or employees.

In the event CITY is permitted pursuant to this Agreement to utilize Subcontractors to perform any services required by this Agreement, CITY shall require such Subcontractors, by written contract, to comply with the provisions of this Section to the same extent as CITY.

12.12 MATERIALITY AND WAIVER OF BREACH

Each requirement, duty, and obligation set forth herein was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term hereof. COUNTY's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

12.13 COMPLIANCE WITH LAWS

CITY shall keep fully informed of and shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

12.14 SEVERABILITY

In the event any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

12.15 JOINT PREPARATION

This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against either party.

12.16 INTERPRETATION

The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a Section or Article of this Agreement, such reference is to the Section or Article as a whole, including all of the subsections of such Section, unless the reference is made to a particular subsection or subparagraph of such Section or Article.

12.17 PRIORITY OF PROVISIONS

If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached hereto or referenced or incorporated herein and any provision of Articles 1 through 12 of this Agreement, the provisions contained in Articles 1 through 12 shall prevail and be given effect. In the event there is a conflict between any provisions set forth in this Agreement and a more stringent state or federal provision which is applicable to any services performed under this Agreement, the more stringent state or federal provision shall prevail.

12.18 LAW, JURISDICTION, VENUE, WAIVER OF JURY TRIAL

This Agreement shall be interpreted and construed in accordance with and governed by the laws of the state of Florida. Exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the Parties agree that the exclusive venue for any such lawsuit shall be in the United States District Court or the United States Bankruptcy Court for the Southern District of Florida. **BY ENTERING INTO THIS AGREEMENT, CITY AND COUNTY HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS AGREEMENT AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL SHALL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**

12.19 AMENDMENTS

The Parties may amend this Agreement to conform to changes in federal, state, or local laws, regulations, directives, and objectives. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the Board and CITY or others delegated authority to or otherwise authorized to execute same on their behalf. The County Administrator shall be authorized to execute amendments that extend the term of the Agreement or that change the Project, so long as the Project consists of eligible activities under 24 CFR Part 570. The Division Director shall be authorized to approve, in writing, line item budget changes to the information set forth in Exhibit "B," Budget Table/Costs for Project, during the term of this Agreement and for sixty (60) days after expiration or earlier termination of this Agreement as provided in Section 4.7 of this Agreement, in order to reconcile CITY's expenditures of CDBG Funds, provided such changes do not result in an increase in the CDBG Funds set forth in Section 4.1 of this Agreement, and Exhibit "B." The written document from the Division Director approving such changes shall be deemed incorporated into this Agreement.

12.20 PRIOR AGREEMENTS

This Agreement represents the final and complete understanding of the Parties regarding the subject matter hereof and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.

12.21 PAYABLE INTEREST

12.21.1 Payment of Interest. COUNTY shall not be liable to pay any interest to CITY for any reason, whether as prejudgment interest or for any other purpose, and in furtherance thereof CITY waives, rejects, disclaims and surrenders any and all entitlement it has or may have to receive interest in connection with a dispute or claim arising from, related to, or in connection with this Agreement. This paragraph shall not apply to any claim for interest, including for post-judgment interest, if such application would be contrary to applicable law.

12.21.2 Rate of Interest. If the preceding subsection is inapplicable or is determined to be invalid or unenforceable by a court of competent jurisdiction, the annual rate of interest payable by COUNTY under this Agreement, whether as prejudgment interest or for any other purpose, shall be, to the full extent permissible under applicable law, 0.25% (one quarter of one percent) simple interest (uncompounded).

12.22 INCORPORATION BY REFERENCE

Any and all Recital clauses stated above are true and correct and are incorporated herein by reference. The attached Exhibits "A" - "F" are incorporated into and made a part of this Agreement. The Rules and Regulations of HUD and any other HUD regulations addressed in this Agreement which are not specifically identified in the definition contained in Section 1.12 herein shall be deemed incorporated herein by reference.

12.23 LEGAL PROVISIONS DEEMED INCLUDED

Each and every provision of any law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and this Agreement shall be read and enforced as though it were included herein and if, through mistake or otherwise, any such provision is not inserted or is not correctly inserted, then upon application of either party this Agreement shall forthwith be amended to make such insertion.

12.24 SURVIVAL

Either party's right to monitor, evaluate, enforce, audit and review, any obligations to indemnify and insure, any assurances and certifications, and items of financial responsibility shall survive the expiration or earlier termination of this Agreement. Any provision of this Agreement which contains a restriction or requirement which extends beyond the date of termination or expiration set forth herein shall survive expiration or earlier termination of this Agreement and be enforceable.

12.25 FURTHER ASSURANCE

The Parties shall execute, acknowledge, deliver, and cause to be done, executed, acknowledged and delivered all such further documents and perform such acts as shall reasonably be requested of it to carry out this Agreement and give effect hereto. Accordingly, without in any manner limiting the specific rights and obligations set forth in this Agreement, the Parties intend to cooperate with each other in effecting the terms of this Agreement.

12.26 TIME IS OF THE ESSENCE

Time is of the essence in performing the duties, obligations, and responsibilities required by this Agreement.

12.27 SPECIFIC PERFORMANCE

In addition to all other remedies, CITY's obligations set forth herein shall be subject to the remedy of specific performance by appropriate action commenced in a court of competent jurisdiction.

12.28 FORCE MAJEURE

If the performance of this Agreement, or any obligation hereunder is prevented by reason of hurricane, earthquake, or other casualty caused by nature, or by labor strike, war, or by a law, order, proclamation, regulation, ordinance of any governmental agency, the party so affected, upon giving prompt notice to the other party, shall be excused from such performance to the extent of such prevention, provided that the party so affected shall first have taken reasonable steps to avoid and remove such cause of non-performance and shall continue to take reasonable steps to avoid and remove such cause, and shall promptly notify the other party in writing and resume performance hereunder whenever such causes are removed; provided, however, that if such non-performance exceeds sixty (60) days, the party that is not prevented from performance by the force majeure event shall have the right to terminate this Agreement upon written notice to the party so affected. This Section shall not supersede or prevent the exercise of any right the Parties may otherwise have to terminate this Agreement.

12.29 COUNTY BUSINESS ENTERPRISE PROGRAM

COUNTY has established a policy relating to County Business Enterprise ("CBE") program participation in all COUNTY contracts as established by Broward County Business Opportunity Act of 2012, Section 1-81, Broward County Code of Ordinances (the "Act"). Although this Agreement does NOT have assigned CBE goals, CITY shall comply with the procurement standards set forth in 2 CFR Part 200.321.

12.30 USE OF COUNTY LOGO

CITY shall not use COUNTY's name, logo, or otherwise refer to this Agreement in any marketing or publicity materials without the prior written consent of COUNTY.

12.31 REPRESENTATION OF AUTHORITY

Each individual executing this Agreement on behalf of a party hereto hereby represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such party and does so with full legal authority.

12.32 DESIGNATED REPRESENTATIVE

CITY's Designated Representative under this Agreement is Marc LaFerrier, AICP, Director of Community Development.

12.33 MULTIPLE ORIGINALS

Multiple copies of this Agreement may be executed by the Parties, each of which, bearing original signatures, shall have the force and effect of an original document.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: BROWARD COUNTY, through the County Administrator, authorized to execute same by action of the Board on May 24, 2016, and CITY OF DANIA BEACH, signing by and through its _____, duly authorized to execute same.

COUNTY

WITNESSES:

BROWARD COUNTY, through the
County Administrator

Signature

By _____
Bertha Henry

Print Name

____ day of _____, 2017

Signature

Print Name

Insurance requirements
approved by Broward County
Risk Management Division

Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By _____
Signature (Date)

By _____
Patrice M. Eichen (Date)
Assistant County Attorney

Print Name and Title above

PME:dp
42st Yr CDBG Dania Beach Oasis Project Capital Improvements.doc
02/03/17
#17-129.37

AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF DANIA BEACH
PROVIDING FUNDING AND ADMINISTRATION OF 42nd YEAR COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAMS FOR OASIS XII NEIGHBORHOOD
IMPROVEMENT PROJECT IN THE AMOUNT OF \$150,536

CITY

ATTEST:

CITY OF DANIA BEACH

By _____
City Clerk

By _____
Signature

Print Name and Title

____ day of _____, 2017

Approved as to legal sufficiency:

By _____
City Attorney

EXHIBIT "A"

PROJECT DESCRIPTION

Project Name: Oasis XII Neighborhood Improvement Project

Project Description:

CDBG Funds in the amount of \$150,536 provided by COUNTY under the Agreement shall be used by CITY for the construction/installation of sidewalks, curbing, driveways, crosswalks and ADA ramps, for approximately 1200' linear feet along the east side of NW 8th Avenue from NW 1st Street to NW 3rd Street. The project will provide a safe and delineated walkway for students and pedestrians along a roadway connecting a city park, public schools, commercial businesses and neighborhoods.

The Project is within CITY's Community Redevelopment Area (CRA), and is located in Census Tract 805, Block Groups 1, 2 and 3.

CDBG HUD National Objective: 24 CFR Part 570.208(b)(1), Activities to address slums or blight on an area basis

EXHIBIT "B"

BUDGET TABLE/COSTS FOR PROJECT

Each cost category below reflects the proposed amount necessary to complete the Project by funding source(s).

Funding Sources					
Cost Category		(1) CDBG	(2) NON-CDBG CITY	(3)	Total
A.	Personnel	\$0	\$0		\$0
B.	Fringe Benefits	\$0	\$0		\$0
C.	Travel	\$0	\$0		\$0
D.	Equipment	\$0	\$0		\$0
E.	Supplies	\$0	\$0		\$0
F.	Contractual Services	\$0	\$9,850		\$ 9,850
G.	Construction	\$147,432	\$0		\$147,432
H.	Other (Permits)	\$ 3,104	\$0		\$ 3,104
I.	Total	\$150,536	\$9,850		\$160,386

EXHIBIT "B"

BUDGET TABLE/COSTS FOR PROJECT
(Continued)**BUDGET NARRATIVE**

The Budget Narrative statements below provide a detailed justification for each cost category shown in the budget table for both CDBG Funds and Non-CDBG funding sources utilized in financing the Project.

CDBG Funds: \$150,536

Construction: \$147,432

CITY shall utilize the CDBG Funds provided by COUNTY for the construction/installation of sidewalks, curbing, crosswalks and ADA ramps, for approximately 1,500 linear feet along the east side of CITY's J.A. Ely Boulevard right-of way from south of Stirling Road.

Other: \$ 3,104

CITY shall utilize \$3,104 of the CDBG Funds for permits required for the Project.

Non-CDBG Funds: CITY - \$9,850

Contractual Services: \$9,850

CITY shall pay \$9,850) for students in the senior year of FAU's Civil Engineering Program to provide CITY with concept plans created from their field work. The concept plans shall be used by CITY in the bid documents and during discussions with the neighborhood residents.

Other Costs:

CITY shall provide in-kind services, through its staff including, but not limited to, Project management and engineering services, as required.

EXHIBIT "B"

BUDGET TABLE/COSTS FOR PROJECT
(Continued)**Allowable Cost for U.S. HUD Share of Budget**

Federal cost principles for grants and contracts with state and local governments are set forth in 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. This document is an extensive and somewhat complicated series of principles governing the allowability of various types of costs under federal grants and contracts. General information concerning the cost principles is summarized below. The following types of costs are specifically unallowable:

- (A) Advertising costs other than those associated with recruitment of personnel and the solicitation of bids for goods and services.
- (B) Bad debts.
- (C) Contingencies.
- (D) Contribution and donations.
- (E) Entertainment.
- (F) Fines and penalties.
- (G) Interest.
- (H) Losses on other grants or contracts.

Most other categories of cost are generally allowable under the cost principles provided the costs are allowable and reasonable. General comments on individual cost elements are listed below:

Salary costs are generally allowable provided they are based on actual current salaries adjusted for any anticipated cost-of-living or merit increases during the grant period. Salary costs for unidentified new employees must be consistent with CITY's overall employee compensation structure. CITY's compensation policy should not change as a result of obtaining a federal grant.

Fringe Benefit costs such as pay for vacations, holidays, sick leave, employee insurance, and unemployment benefits are allowable to the extent required by law or established organizational policy.

EXHIBIT "B"**BUDGET TABLE/COSTS FOR PROJECT**
(Continued)

Travel costs consistent with established organizational policy are generally allowable. The difference between first class and coach air fare is specifically unallowable. In the absence of established organizational travel policy, it is a good practice to adopt policies consistent with the federal travel regulations.

Equipment costs should be based on the least cost method of acquisition (rent, purchase, lease with option to buy) over the grant period as demonstrated by competitive bidding. Equipment costs are only allowable to the extent the equipment is directly necessary to accomplish the grant. The cost of equipment not fully utilized under the grant must be allocated to other organization costs to assure a fair share distribution. Whenever practical, used equipment should be considered in meeting equipment needs.

Material cost directly associated with the Project is allowable. Prices must generally be justified through competitive bids except for nominal purchases.

Subcontracts must be awarded on a competitive basis except in extraordinary circumstances. The same principles applicable to individual cost principles for grantees are generally applicable cost-reimbursement type subcontracts under grants.

Consultant agreements should include a certification by the consultant that the consultant rate is equal to or less than the lowest rate the consultant accepts for comparable work. Additionally, Congress prohibits the salary component of consultant fees under HUD grants from exceeding the applicable approved rate schedule.

Construction costs include construction of new buildings, structures, or other real property as well as alteration or repair of existing structures. Construction costs should be supported by detailed cost estimates and competitive bidding. Consult with the Housing Finance and Community Redevelopment Division Compliance Officer on applicability of the Davis-Bacon Wage determination to the Project.

Other costs include all types of direct costs not specified above. Normally, such costs include space, telephone, utilities, printing, and other basic operating expenses.

Leverage is that which the municipality or non-profit organization brings to the Project. It may be in the form of services or contributed operating expenses (in-kind contributions) or cash support from the organization itself or from other sources.

EXHIBIT "C"**PROJECT SCHEDULE/TIMELINE**

The table below lists the main work tasks required to complete Project objectives before the term of the Agreement expires.

Work Task	Start-Up Date	Date of Completion
Design Plans and Specifications	October 1, 2016	February 28, 2017
Advertise, Bidding and Pre-Bid Meeting	April 1, 2017	April 30, 2017
Bid Opening, Selection, and Award	May 1, 2017	May 31, 2017
Construction contract execution, Pre-construction Meeting, and Construction	June 1, 2017	August 31, 2017
Punch list Items	August 31, 2017	September 15, 2017
Completion of Construction	September 15, 2017	September 30, 2017

EXHIBIT "D"

MONTHLY PROGRESS REPORT

Reporting Period: _____

Date Report Prepared: _____

A. Project Information:

Agency Name	
Person Preparing the Report	
Job Title	
Signature	
Project Name	
Project Start-Up Date	
Project Completion Date	
Amended Completion Date (if applicable)	

B.1 Project Cost

		Funds Expended to Date	Percentage
Total Project	\$	\$	%
CDBG Funds	\$	\$	%
Other Funding (specify source below) _____	\$	\$	%

B.2 Declaration of Agency Budget Changes

Program Income: _____

Source of Program Income: _____

EXHIBIT "D"
MONTHLY PROGRESS REPORT
(Continued)

B.3 Other Grant Awards

Date(s): _____ Dollar Amount(s): _____
Funding Source(s): _____ Funding Contract Person(s): _____

B.4 Describe attempts to secure additional funding:

B.5 Percent of Project completed to date: _____ %

B.6 Anticipated Changes in Staffing:

- 1. Office Hours: _____
- 2. Resignations: _____
- 3. Part-time or Full-time Employee(s):

C.1 Brief Project Description and Project Location (if applicable, include homeowner's name and address, general scope of work performed, and associated expenses):

C. 2 Describe specific work tasks and status completed this month:

Work Tasks	Status (i.e., underway, completed)

EXHIBIT "D"

MONTHLY PROGRESS REPORT
(Continued)

C.3 Describe success or problems encountered with the Project:

C.4 Anticipated problems or concerns with the Project. Please identify technical assistance needed and/or requested from Housing Finance and Community Redevelopment Division staff.

C.5 Anticipated advertisements and/or other contractual services. If so, has the Housing Finance and Community Redevelopment Division staff been advised and appropriate steps taken to assure compliance?

C.6 If applicable, please complete the information on the following Direct Benefit Form for all program participants.

EXHIBIT "D"

MONTHLY PROGRESS REPORT
(C.6 – Continued)

Direct Benefit Form

Indicate persons or households. Only unduplicated counts should be given.

Total number
served
this month

Total number
served
year to date

Ethnicity

Hispanic
Non-Hispanic

1. Total***Racial Data******# Hispanic***

11. White
12. Black/African American
13. Asian
14. American Indian/Alaskan Native
15. Native Hawaiian or other Pacific Islander
16. American Indian/Alaskan Native and White
17. Asian and White
18. Black/African American and White
19. American Indian/Alaskan Native and Black/African American
20. Other Multi-Racial

2. Total***Income Data***

Extremely Low Income ≤30% of area median
 Low Income ≤50% of area median
 Moderate Income ≤80% of area median
 Non-Low Moderate Income

**income levels must equal persons benefiting*

3. Total***Other Demographic Data***

Households
 Persons
 Homeless
 Female Head of Household
 Disabled Persons Assisted
 Elderly Persons Assisted
 Census Tract served

EXHIBIT "D"

MONTHLY PROGRESS REPORT
(C.6 – Continued)

Direct Benefit Form

Applicable if implementing one of the following activities:

Public Services/Public Facilities and Improvements

Dania Beach**42nd Year**Total number
this quarterTotal number
year to date***Public Services: Of the persons assisted***Number that have new access to this service or benefitNumber that have improved access to this service or benefit

Number that receive a service or benefit that is no longer substandard

1. Total***Public Facilities or Infrastructure Improvements***Number that have new access to this type of public facility or
infrastructure improvementNumber that have improved access to this type of public facility or
infrastructure improvementNumber served by public facility or infrastructure that is no
longer substandard**2. Total*****Overnight Shelter / Emergency Housing***

Number of beds created in overnight shelter or other emergency housing

3. Total**EXHIBIT "D"****MONTHLY PROGRESS REPORT**
(C.6 – Continued)**Direct Benefit Form****Applicable if implementing one of the following activities:****Housing and Economic Development Data**

Dania Beach**42nd Year**Total number
this quarterTotal number
year to date**Rehab: Of the total owner units**

Occupied by elderly
Units moved from sub-standard to standard (HQS or local code)
Units qualified as Energy Star
Units made accessible
Units brought into compliance with lead safety rules (24 CFR Part 35)

1. Total**1st Time Homebuyers: of total households**

Number received housing counseling
Number down payment assistance/closing costs

2. Total**Assistance to Businesses**

Number of *new* businesses assisted
Number of *existing* businesses assisted

Number of existing businesses *expanding*
Number of existing businesses *relocating*

Number of businesses assisted with commercial façade treatment/
business building rehab

Number of businesses assisted that provide goods or services to
meet the needs of a service area, neighborhood or community

Women-owned business

3. Total**Name of Each Business Assisted****DUNS #****N/A****DUNS number required for each business***EXHIBIT "D"****MONTHLY PROGRESS REPORT**
(Continued)**D. Program Objectives**

* Work Tasks	Projected Yearly Total / Performance	Monthly Progress	Progress Yr-To- Date	Supporting Documentation
Design Plans and Specifications	1			Copies of design plans and specifications
Advertise, Bidding and Pre-Bid Meeting	1			Copy of Ad, minutes, and pre-bid meeting sign-in sheets
Bid Opening, Selection, and Award	1			Copy of bid tabulations, recommendation of award letter
Construction Contract Execution, Pre-construction Meeting, and Construction	1			Copy of executed construction contract, pre-construction meeting minutes/sign-in sheets, and construction progress/inspection reports
Punch list Items	1			Copy of punch list items
Completion of Construction	1			Final invoice and supporting documentation from Construction Contractor to CITY

*** Work Tasks as listed in Exhibit "C" (Project Schedule/Timeline) of the Agreement.**

EXHIBIT "E"**REQUEST FOR PAYMENT****Community Development Block Grant Program
42nd Year Funding****Contract Period:** _____ to _____

1. Project Name:			
2. Organization:		Telephone Number:	
3. Billing Number:			
4. Billing Period Covered:			
5. % of Total Contract, Expended through this Billing:			
6. Cost Categories	Total Expenditures Up to Last Billing	Expenditures This Billing	Total Expenditures To Date
A. Project Costs			
Salary & Fringes			
Contractual			
Construction			
Other Project Costs			
Total Expenditures			
Funds Obligated: (By Funding Agreement)			
Balance			
B. In-kind			

EXHIBIT "E"**REQUEST FOR PAYMENT**
(Continued)

7. Detail of Request for Payment (Attach copies of Invoices, Other Applicable Documentation)			
Vendor Name	Invoice # (If Applicable)	Description of Service	Amount

Total Request for Reimbursement \$ _____**8. Certification:**

I certify that items 1 - 7 of this billing are correct and just and are based upon obligation(s) of record for the Project; that the work and services are in accordance with the Broward County approved Agreement including any amendments thereto; and that the progress of the work and services under the Project Agreement are satisfactory and are consistent with the amount billed.

Signature and Title of Authorized Official
Form 608.700 Revised 06/04

Date

EXHIBIT "F"
INSURANCE REQUIREMENT

(Insert info from Risk Management)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE AMENDING SECTION 2-84, ENTITLED “POWERS OF SPECIAL MAGISTRATE”, OF ARTICLE IV, ENTITLED “CODE ENFORCEMENT”, CHAPTER 2, ENTITLED “ADMINISTRATION”, OF THE CITY CODE OF ORDINANCES, TO AUTHORIZE CODE COMPLIANCE SPECIAL MAGISTRATES TO ABATE OR MITIGATE FINES ASSOCIATED WITH CODE VIOLATIONS RESULTING IN LIENS.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

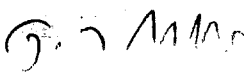
Memo, Ordinance

MEMORANDUM

Date: April 25, 2017

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

CC: Robert Baldwin, City Manager
Marc LaFerrier, Director of Community Development
Nicki Satterfield, Director, Finance Department
Eric Walton, Code Compliance Manager

From: Thomas J. Ansbro, City Attorney 

Subject: Proposed Ordinance Amending the Duties of the Code
Special Magistrate to Include Hearing of Lien Abatement Cases

At the meeting on March 14, 2017, the City Commission voted to eliminate the Commission Abatement meetings that are held quarterly. The attached Ordinance delegates the authority of the City Commission to hold abatement hearings and grant abatements to the Code Special Magistrate.

The Ordinance is ready for adoption.

TJA/law

ORDINANCE NO. 2017-014

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 2-84, ENTITLED “POWERS OF SPECIAL MAGISTRATE”, OF ARTICLE IV, ENTITLED “CODE ENFORCEMENT”, CHAPTER 2, ENTITLED “ADMINISTRATION”, OF THE CITY CODE OF ORDINANCES, TO AUTHORIZE CODE COMPLIANCE SPECIAL MAGISTRATES TO ABATE OR MITIGATE FINES ASSOCIATED WITH CODE VIOLATIONS RESULTING IN LIENS; PROVIDING FOR CONFLICTS, FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Article IV, entitled “Code Enforcement” of Chapter 2, entitled “Administration”, and specifically Section 2-84, “Powers of Special Magistrate”, of the City Code of Ordinances, is amended as follows:

Sec. 2-84. – Powers of the special magistrate.

The magistrate shall have the power to:

• • •

(6) Hear requests for abatement or mitigation of fines associated with Code Compliance liens and may grant, reduce, abate or mitigate accrued fines subject to a lien.

Section 2. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance, are repealed to the extent of such conflict.

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

PASSED on first reading on April 25, 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, PERTAINING TO APPOINTMENTS TO CITY PENSION BOARDS; AMENDING ARTICLE III, ENTITLED "EMPLOYEES' RETIREMENT PLAN AND TRUST", SECTION 18-29.9, ENTITLED "BOARD OF TRUSTEES – PLAN ADMINISTRATION", OF CHAPTER 18, ENTITLED "PENSIONS AND RETIREMENT", OF THE CITY CODE OF ORDINANCES, TO DELETE A PROVISION DESIGNATING A CITY ELECTED OFFICIAL TO SERVE AS A RETIREMENT BOARD MEMBER ON THE GENERAL EMPLOYEES' PENSION BOARD AND DESIGNATING THE DIRECTOR OF THE CITY FINANCE DEPARTMENT OR DESIGNEE OF THE DIRECTOR, WHICH DESIGNEE IS EMPLOYED IN THAT DEPARTMENT, TO SERVE AS A MEMBER OF SUCH BOARD;AMENDING CHAPTER 2 OF THE CITY CODE OF ORDINANCES, WHICH CHAPTER IS ENTITLED "ADMINISTRATION", ARTICLE I, ENTITLED "IN GENERAL", TO DELETE SECTION 2-1.5 ENTITLED "COMMISSIONER TO SERVE ON BOARD OF TRUSTEES OF CITY POLICE AND FIREFIGHTERS RETIREMENT SYSTEM" IN ITS ENTIRETY; AMENDING SECTION 2-9, ENTITLED "DEPARTMENT OF FINANCE CREATED; DUTIES", OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE DUTIES OF THE DIRECTOR OF THE CITY FINANCE DEPARTMENT, TO PROVIDE FOR THE DEPARTMENT DIRECTOR OR DESIGNEE OF THE DIRECTOR, WHICH DESIGNEE IS EMPLOYED IN THAT DEPARTMENT, TO SERVE AS A MEMBER OF THE BOARD OF TRUSTEES OF THE EMPLOYEES' RETIREMENT PLAN AND TRUST (APPLICABLE TO GENERAL EMPLOYEES); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Ordinance, Memo

ORDINANCE NO. 2017-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO APPOINTMENTS TO CITY PENSION BOARDS; AMENDING ARTICLE III, ENTITLED "EMPLOYEES' RETIREMENT PLAN AND TRUST", SECTION 18-29.9, ENTITLED "BOARD OF TRUSTEES – PLAN ADMINISTRATION", OF CHAPTER 18, ENTITLED "PENSIONS AND RETIREMENT", OF THE CITY CODE OF ORDINANCES, TO DELETE A PROVISION DESIGNATING A CITY ELECTED OFFICIAL TO SERVE AS A RETIREMENT BOARD MEMBER ON THE GENERAL EMPLOYEES' PENSION BOARD AND DESIGNATING THE DIRECTOR OF THE CITY FINANCE DEPARTMENT OR DESIGNEE OF THE DIRECTOR, WHICH DESIGNEE IS EMPLOYED IN THAT DEPARTMENT, TO SERVE AS A MEMBER OF SUCH BOARD; AMENDING CHAPTER 2 OF THE CITY CODE OF ORDINANCES, WHICH CHAPTER IS ENTITLED "ADMINISTRATION", ARTICLE I, ENTITLED "IN GENERAL", TO DELETE SECTION 2-1.5 ENTITLED "COMMISSIONER TO SERVE ON BOARD OF TRUSTEES OF CITY POLICE AND FIREFIGHTERS RETIREMENT SYSTEM" IN ITS ENTIRETY; AMENDING SECTION 2-9, ENTITLED "DEPARTMENT OF FINANCE CREATED; DUTIES", OF THE CITY CODE OF ORDINANCES, PERTAINING TO THE DUTIES OF THE DIRECTOR OF THE CITY FINANCE DEPARTMENT, TO PROVIDE FOR THE DEPARTMENT DIRECTOR OR DESIGNEE OF THE DIRECTOR, WHICH DESIGNEE IS EMPLOYED IN THAT DEPARTMENT, TO SERVE AS A MEMBER OF THE BOARD OF TRUSTEES OF THE EMPLOYEES' RETIREMENT PLAN AND TRUST (APPLICABLE TO GENERAL EMPLOYEES); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Article III, entitled "Employees' Retirement Plan and Trust" of Chapter 18, entitled "Pensions and Retirement", and specifically Section 18-29.9, "Board of Trustees – Plan Administration" of the City Code of Ordinances, is amended to read as follows:

Sec. 18-29.9. - Board of trustees—Plan administration.

- (a) The board of trustees shall serve as trustee of the trust created as part of the plan. The board shall be vested with full legal title to the trust and assets thereof of such plan.
- (b) The board of trustees shall be the plan administrator and as such shall be charged with the general administration and responsibility for the proper operation of the retirement plan

and trust and for making effective the provisions of this article. The board of trustees shall consist of five (5) persons as follows:

- (1) ~~One member of the commission as selected by the commission,~~ Director of the City Finance Department or designee of the Director, which designee is employed in such Department; and

• • •

Section 2. That Article I, entitled “In General” of Chapter 2, entitled “Administration”, and specifically Section 2-1.5, “Commissioner to Serve on Board of Trustees of City Police and Firefighters Retirement System”, of the City Code of Ordinances, is amended to delete the following section in its entirety and to note that such Section is to be identified as “reserved” as follows:

Sec. 2-1.5. Reserved.—~~Commissioner to serve on board of trustees of city police and firefighters retirement system.~~

- ~~One (1) of the four (4) legal residents of the city appointed by the city commission to the board of trustees of the city police and firefighters retirement system shall be a sitting member of the~~

~~city commission, which service shall be an ex officio duty arising from his or her office as a city commissioner.~~

Section 3. That Article I, entitled “In General” of Chapter 2, entitled “Administration”, and specifically Section 2-9, “Department of Finance Created; Duties” of the City Code of Ordinances, is amended to read as follows:

Sec. 2-9. - Department of finance created; duties.

• • •

- (c) *Duties.* The finance director shall perform the following duties:

• • •

(17) Serve, or appoint a designee employed in the Finance Department to serve, as an ex officio duty, on the board of trustees for the Employees' Retirement Plan and Trust.

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

Section 6. That this Ordinance shall take effect immediately following City Commission adoption.

PASSED on first reading on April 25, 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

MEMORANDUM

Date: April 25, 2017

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

CC: Robert Baldwin, City Manager
Nicki Satterfield, Finance Director
Louise Stilson, City Clerk

From: Thomas J. Ansbro, City Attorney

Subject: Removal of Appointments of City Commissioners to City Pension Boards;
Proposed Amendments to City Ordinances; (City Employees' Pension Board
of Trustees, Code Section 18-29.9 and the Police and Firefighters Pension
Board of Trustees, Code Section 2-1.5 and 2-9

Based on the recent discussion and request of the City Commission, an ordinance has been created to repeal Section 2-1.5 of the City Code of Ordinances, which provides that one of the members of the Police and Firefighters Retirement Board of Trustees shall be a sitting member of the City Commission. As to that Board, the City Commission can appoint a City resident to that Board (the applicable Ordinance provides for appointment of four (4) City residents to that Board).

The Ordinance also will delete the requirement that a member of the City Commission must serve on the General Employees' Pension Board of Trustees and will provide that the Finance Director (or a designee of the Director who is an employee serving in the Finance Department) will replace the City Commissioner seat on the Board (this is an amendment to Section 18-29.9 of the City Code). This Ordinance will also add this duty to the list of duties of the Finance Director (Code Section 2-9).

Adoption of the ordinance is ready for City Commission consideration.

TJA/law

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.

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: April 25, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

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

CITY COMMISSION PREVIOUS ACTION

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

PLANNING AND ZONING BOARD ACTION

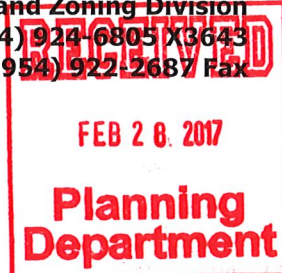
On March 15, 2017 the Planning and Zoning Board is scheduled to hear this item. The Board's recommendation will be presented at the City Commission meeting.

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

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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

Location Address: City Wide

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) 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*)

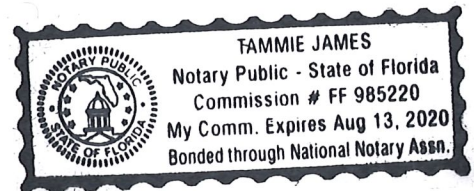
BEFORE ME THIS 01 DAY OF 03, 2017

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											
<u>[*subject to section 302-20(22)]</u>	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	Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway	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			
	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)								
	* * *								
	Bakeries, delicatessens	<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)							
	* * *							
	Catering establishment [*subject to section 302-20(22)]	NP	NP	NP	NP	NP	P *	NP
	* * *							
	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	P	NP	NP	P *
	* * *							
	INDUSTRIAL, OTHER							
	* * *							
	Assembly and light	SE	NP	NP	NP	NP	NP	SE

	<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 April 25, 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: April 25, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **TX-15-17:** The applicant, Bowman Consulting Group. Ltd., on half of the property owner, Guru Shakti Group, LLC., is requesting a zoning text amendment to the City's Unified Land Development Code, known as OneCode (SECOND READING).

REQUEST

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;
- (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.

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

CITY COMMISSION PREVIOUS ACTION

On March 28, 2017 the City Commission approved this text amendment on first reading.

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.

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

~~~~~  
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

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

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

From: Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]
Sent: Thursday, March 9, 2017 2:10 PM
To: Rana Brown <Rana@rlbookpa.com>
Cc: Roger Posey <rposey@creightondev.com>; LaFerrier, Marc <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

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

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: Thursday, March 9, 2017 8:40 AM
To: Rana Brown <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>>> 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>>

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>>>

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

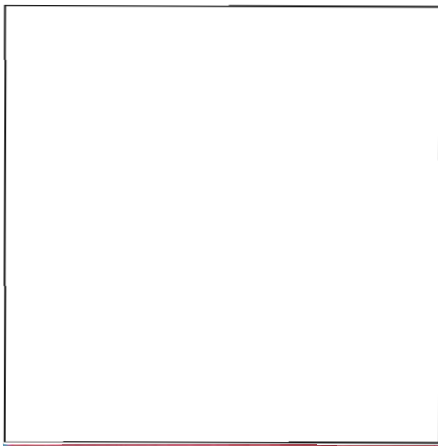
- 1000' Separation
- Building of at least 1500 square feet
- Free Standing/out-parcel prohibited



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'

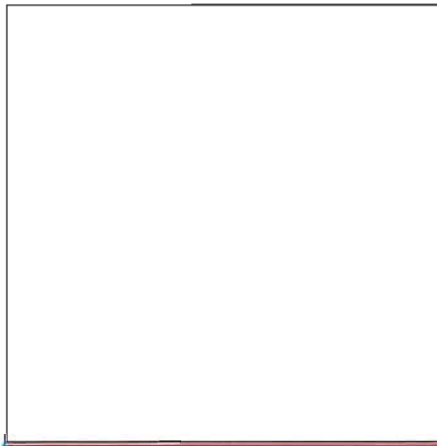
Live-Work					P, S		50'	100'
Commercial/Mixed Use					P, S	P, S	50'	100'
Civic	See civic building standards							

il=2p P - Primary street frontage.

il=2p S - Secondary street frontage.

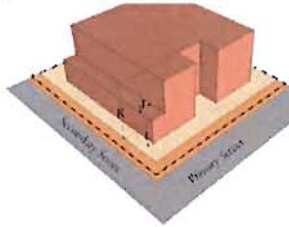
il=2p A - For through-lot frontages on SW 7th and 10th streets, and SW 1st and 2nd avenues, a landscape buffer pursuant to section 275-110 is required unless the street frontage is built-out with mansion or rowhouse building types. Mansions are subject to the development standards of the NBHD-RES district.

(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

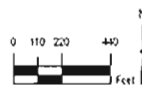
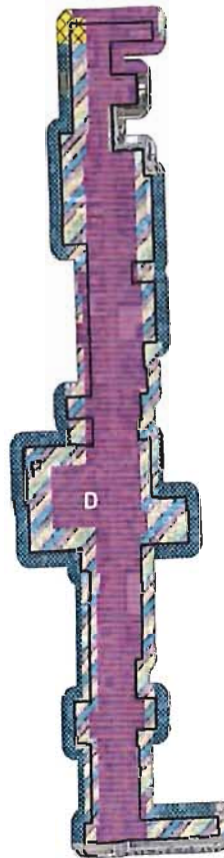
residential zoning boundary. Therefore, allowable height within one (1) portion of a property might be different than that permitted on another portion. Buildings must be designed accordingly.

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.

--	--

Legend

 DISTRICT BOUNDARY
MAXIMUM HEIGHT, BY RIGHT + INCENTIVE BONUS (SEE ARTICLE 305 FOR INCENTIVES)
 A - 2 stories, 24 ft
 B - 2 stories, 24 ft by right and an additional 1 story, 33 ft with incentives
 C - 2 stories, 24 ft by right and up to an additional 2 stories, 36 ft with incentives
 D - 3 stories, 35 ft by right and up to an additional 2 stories, 35 ft with incentives
 E - 3 stories, 35 ft by right and up to an additional 2 stories, 35 ft with incentives
 F - Ranges from Zone A to Zone E height pursuant to sec. 304-20



(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 convenience 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 28th 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
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

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, 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 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 contained in sec. 302-10.

* * *

- (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 a minimum of 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).

¹ 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 April 25, 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

Application & Backup, Ordinance, Staff Report

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. 10th 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

TABLES

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EXHIBITS

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Existing Uses	D

APPENDIX

Legal Description	I
Sanitary Sewer Correspondence	II
Potable Water Correspondence	II
Drainage Correspondence	III
Solid Waste Correspondence	IV
Mass Transit Correspondence	V

- 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

- 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

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:

TABLE 1 ADJACENT LAND USES		
	CITY	COUNTY
North	L-5	L-5
South	Commercial	Commercial
East	Commercial, MH-25	Commercial, M-16
West	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.

TABLE 2 EXISTING USES	
Subject Property	Vacant
North	Single-Family
South	Multi-Family, ROW
East	Warehouse, Multi-Family, Single-Family, Retail
West	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 SANITARY SEWER DEMAND AND CAPACITY 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 SANITARY SEWER IMPACT			
	Use	Calculation	Total (GPD)
Current	OP: 191,664 s.f.	x .20 GPD	= 38,333 GPD
Proposed	C: 191,664 s.f.	x .10 GPD	= 19,166 GPD
Source: Broward County LDC; Broward County Sanitary Sewer Element Table 10			
Change			-19,166 GPD

the site. It should also be noted that demand as a result of the amendment is going down.

TABLE 6 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
2008	16317	2.4	2.9	15247	3.8	3.8
2010	16568	2.4	2.9	15712	3.9	3.9
2015	20054	2.8	3.1	16992	4.4	4.4
2020	22869	3.1	3.1	18173	4.7	4.7
2025	24192	3.4	4.1	18959	5	5
2028	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 PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER 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 EXISTING ROADWAY CONDITIONS							
ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
NORTH-SOUTH							
RAVENSWOOD ROAD N of Griffin Road	2	7800	13320	D	741	1197	D
SW 30 th AVE N of Griffin Road	2	7400	13320	D	703	1197	D
EAST-WEST							
GRIFFIN ROAD 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 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 th 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 MASS TRANSIT ROUTES			
Route	Coverage	Weekday Headways	Weekend Headways
6	Griffin Rd/ SW 30 Ave/ 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 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

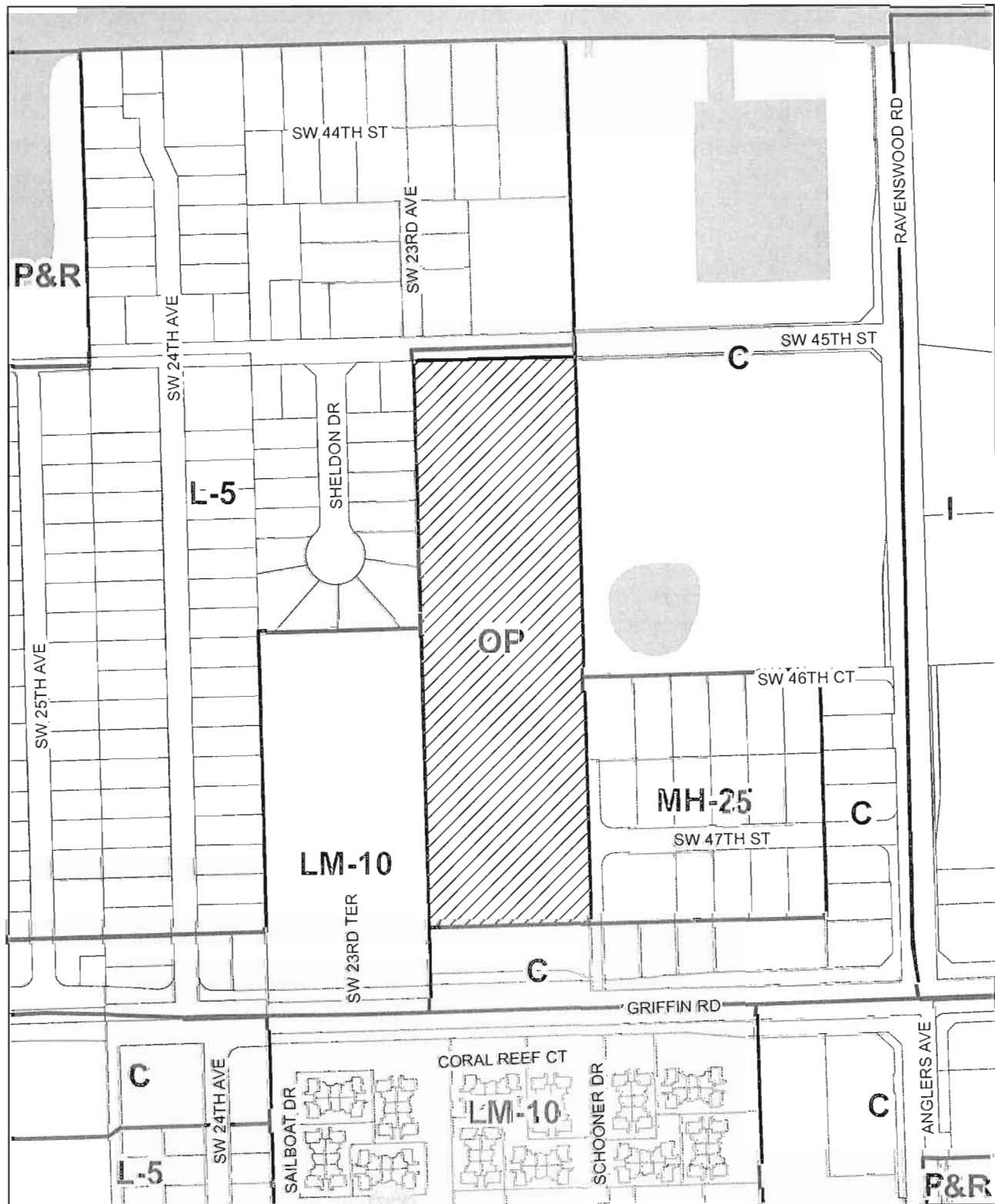


EXHIBIT B1 - CURRENT FUTURE LAND USE (CITY)

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

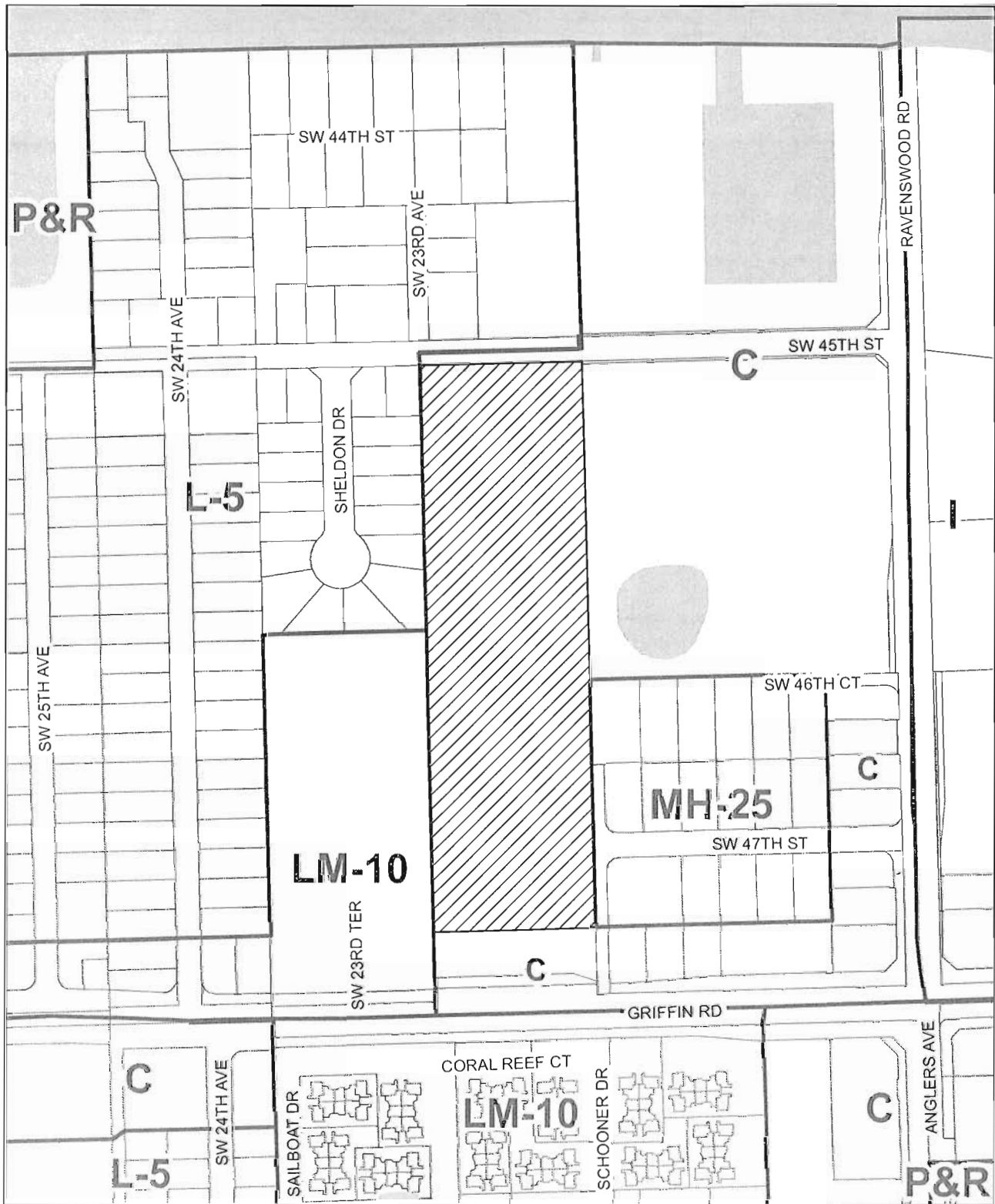
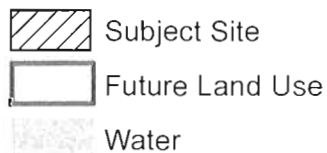


EXHIBIT C1 - PROPOSED FUTURE LAND USE (CITY)

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.

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:

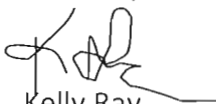
My office is preparing an application for a land use plan amendment to the City of Dania Beach Comprehensive Plan. The subject site is served by City of Hollywood Utilities. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Sanitary Sewer and 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.

SANITARY SEWER IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total (GPD)</i>
Current	OP: 191,664 s.f.	x .20 GPD	= 38,333 GPD
Proposed	C: 191,664 s.f.	x .10 GPD	= 19,166 GPD
Source: Broward County LDC; Broward County Sanitary Sewer Element Table 10			Change
			-19,166 GPD

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.

PROJECTED PLANT CAPACITY & DEMAND – SANITARY SEWER Hollywood Wastewater Treatment Plant		
	2020	2025
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
Current	OP: 191,664 s.f.	x .20 GPD	= 38,333 GPD
Proposed	C: 191,664 s.f.	x .10 GPD	= 19,166 GPD
		change	- 19,166 GPD

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.

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

GRIFFIN POINTE

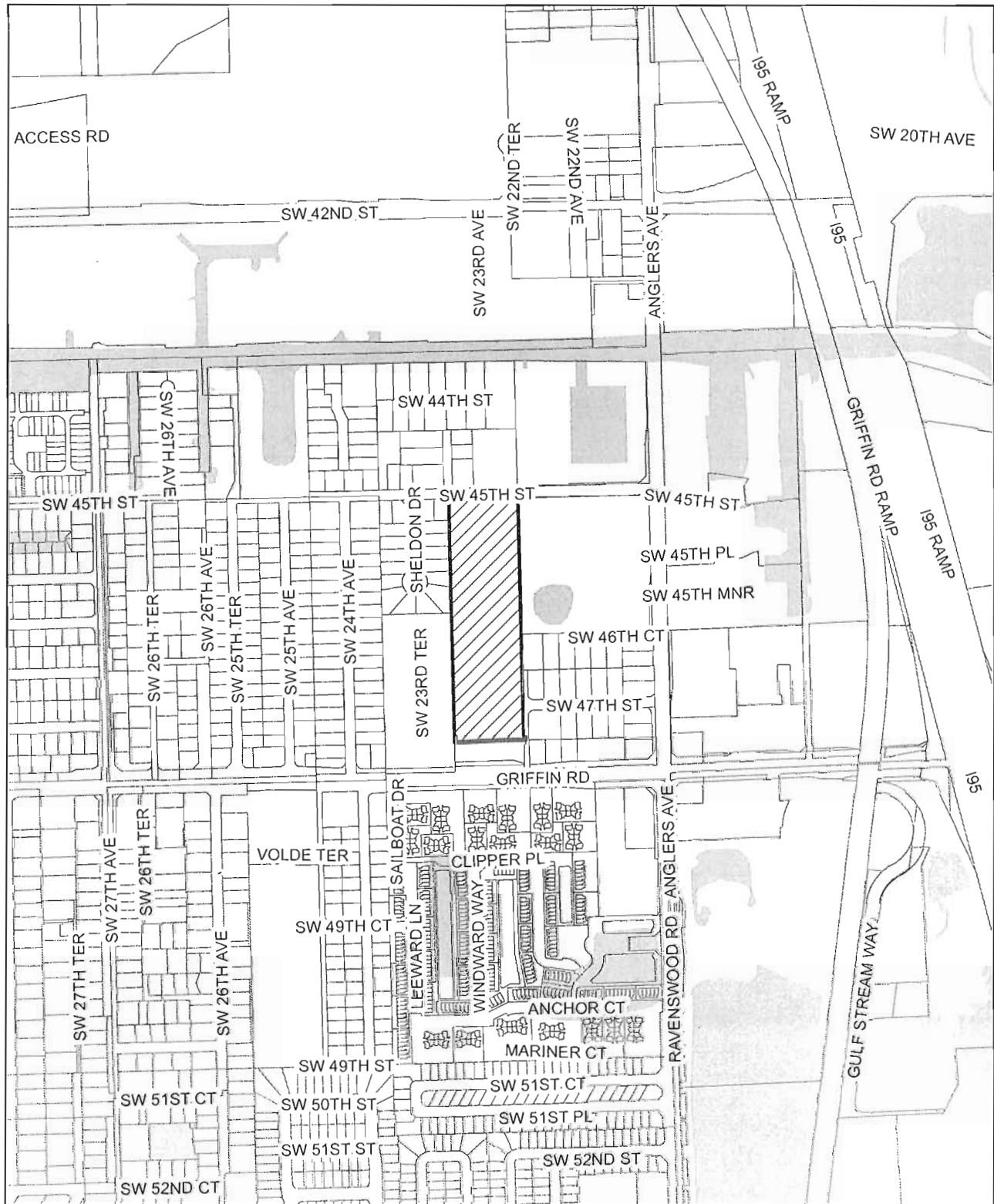


EXHIBIT A - SITE LOCATION

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 April 25, 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

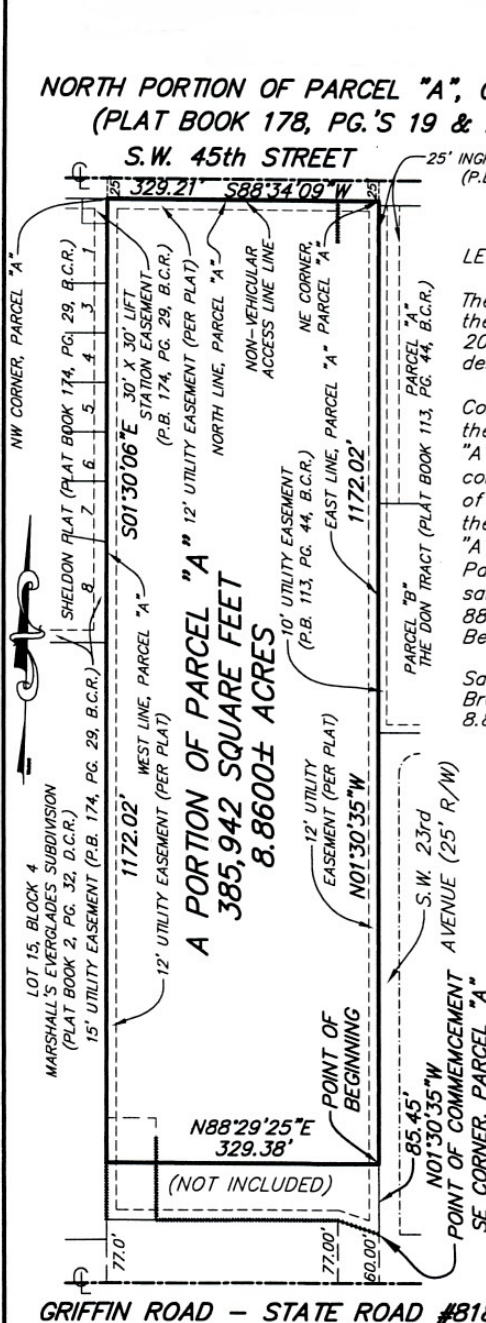
Certified Correct. Dated at Fort Lauderdale, Florida this 16th day of February, 2017.

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
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: April 25, 2017

TO: Robert Baldwin, City Manager

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

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

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 (SECOND 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) 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.

CITY COMMISSION PREVIOUS ACTION

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

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.

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

Application and Backup, Ordinance, Staff Report

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)

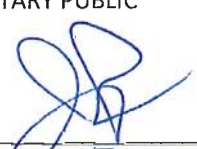
The foregoing instrument was acknowledged before me this 19th day of January, 2017, by John Halliday who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

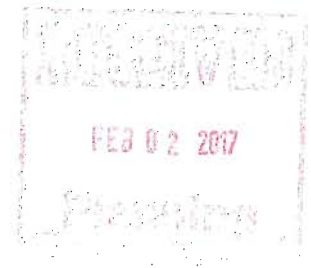
(Seal)

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. 10th 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: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 19th DAY OF Jan., 20 17

By:

[Signature]
(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.***

Request for Rezoning Griffin Pointe Plat

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
112926640

AMENDED
112926621

AMENDED
113386423

CFN # 108073430,
Page 1 of 2
Recorded 08/08/2008 at 08:23 AM

DEDICATION
STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT GRIFFIN POINT PARTNERS, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AND HAS CAUSED AND LAID TO BE SURVEYED AND PLATED IN THE PUBLIC DOMAIN AND TO BE KNOWN AS GRIFFIN POINT, L.L.P. PLAT NO. 178.

THE ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DESIGNATED TO THE PUBLIC FOR PROPER PURPOSES.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DESIGNATED TO THE PUBLIC FOR PROPER PURPOSES.

GRIFFIN POINT PARTNERS, L.L.P.
A FLORIDA LIMITED LIABILITY PARTNERSHIP
BY: JAYSON P. PATE, L.L.P.
A FLORIDA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND SEAL THIS 17th DAY OF AUGUST, 2008.

JAYSON P. PATE, L.L.P.

JAYSON P. PATE, L.L.P.

JAYSON P. PATE, L.L.P.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME JOHN C. HALLAHAN, JR. AS GENERAL PARTNER WHO EXERCISED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. HE IS PERSONALLY KNOWN TO ME AND (HE HAS TAKEN AN OATH).

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL AT

THIS 17th DAY OF AUGUST, 2008, AT

MY COMMISSION EXPIRES 08/08/12



AREA TABULATION

PANEL "A" 40,000 SQUARE FEET, 9.2600 ACRES
ADDITIONAL "B" 6,000 SQUARE FEET, 1.3600 ACRES
TOTAL 46,000 SQUARE FEET, 10.6200 ACRES

PREPARED BY:
Sun-Tech Engineering, Inc.
Engineers, Planners, Surveyors
Certification of Professional Engineer No. 105,105
NOTED: General Practitioner
P.L. License No. 105,105
P.L. License No. 105,105

GRIFFIN POINT

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

LEGAL DESCRIPTION

THIS PLAT OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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ALL AS SHOWN ON SHEET 1 OF 2 OF THE BOAT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

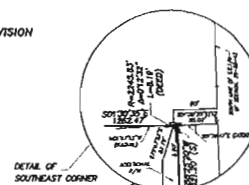
ALL LINES 1/4", 3/4", 1", 1 1/4", 1 1/2", 1 3/4", 2", 2 1/4", 2 1/2", 2 3/4", 3", 3 1/4", 3 1/2", 3 3/4", 4", 4 1/4", 4 1/2", 4 3/4", 5", 5 1/4", 5 1/2", 5 3/4", 6", 6 1/4", 6 1/2", 6 3/4", 7", 7 1/4", 7 1/2", 7 3/4", 8", 8 1/4", 8 1/2", 8 3/4", 9", 9 1/4", 9 1/2", 9 3/4", 10", 10 1/4", 10 1/2", 10 3/4", 11", 11 1/4", 11 1/2", 11 3/4", 12", 12 1/4", 12 1/2", 12 3/4", 13", 13 1/4", 13 1/2", 13 3/4", 14", 14 1/4", 14 1/2", 14 3/4", 15", 15 1/4", 15 1/2", 15 3/4", 16", 16 1/4", 16 1/2", 16 3/4", 17", 17 1/4", 17 1/2", 17 3/4", 18", 18 1/4", 18 1/2", 18 3/4", 19", 19 1/4", 19 1/2", 19 3/4", 20", 20 1/4", 20 1/2", 20 3/4", 21", 21 1/4", 21 1/2", 21 3/4", 22", 22 1/4", 22 1/2", 22 3/4", 23", 23 1/4", 23 1/2", 23 3/4", 24", 24 1/4", 24 1/2", 24 3/4", 25", 25 1/4", 25 1/2", 25 3/4", 26", 26 1/4", 26 1/2", 26 3/4", 27", 27 1/4", 27 1/2", 27 3/4", 28", 28 1/4", 28 1/2", 28 3/4", 29", 29 1/4", 29 1/2", 29 3/4", 30", 30 1/4", 30 1/2", 30 3/4", 31", 31 1/4", 31 1/2", 31 3/4", 32", 32 1/4", 32 1/2", 32 3/4", 33", 33 1/4", 33 1/2", 33 3/4", 34", 34 1/4", 34 1/2", 34 3/4", 35", 35 1/4", 35 1/2", 35 3/4", 36", 36 1

CFN #108073430
Page 2 of 2

GRIFFIN POINTE

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

PREPARED BY:
Sun-Tech Engineering, Inc.
Engineers, Planners, Surveyors
1800 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311
Phone (954) 577-7123
Fax (954) 577-0216
E-Mail: sun-tech@sun-tech.com



PLAT NOTES:

1. THE BROWARD COUNTY NORTH LINE AND SOUTH LINE ARE SHOWN. THE BROWARD COUNTY NORTH LINE IS SHOWN AS A DASHED LINE. THE BROWARD COUNTY SOUTH LINE IS SHOWN AS A DASHED LINE. THE BROWARD COUNTY NORTH LINE IS SHOWN AS A DASHED LINE. THE BROWARD COUNTY SOUTH LINE IS SHOWN AS A DASHED LINE.
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LEGEND:

- B.C. = BROWARD COUNTY
- D.C. = DADE COUNTY
- E.C. = EVERGLADES COUNTY
- F.C. = FLORIDA COUNTY
- G.C. = GULF COUNTY
- H.C. = HAMILTON COUNTY
- I.C. = INDIAN COUNTY
- J.C. = JACKSON COUNTY
- K.C. = KANE COUNTY
- L.C. = LAMAR COUNTY
- M.C. = MACON COUNTY
- N.C. = NASSAU COUNTY
- O.C. = OKFUSKEE COUNTY
- P.C. = PALM BEACH COUNTY
- Q.C. = QUINCY COUNTY
- R.C. = RALPH BURNETT COUNTY
- S.C. = ST. CLAIR COUNTY
- T.C. = TALLADEGA COUNTY
- U.C. = UNION COUNTY
- V.C. = VALDIA COUNTY
- W.C. = WALKER COUNTY
- X.C. = WASHINGTON COUNTY
- Y.C. = YAMIBEE COUNTY
- Z.C. = ZACHARY COUNTY

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 April 25, 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'

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

GRIFFIN ROAD

S.W. 45th STREET

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
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
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: April 25, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

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 (SECOND 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) 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.

CITY COMMISSION PREVIOUS ACTION

On March 28, 2017 the City Commission approved the rezoning request on first reading.

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.

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 115 "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES AND CONDITIONS OF USE," SECTION 115-40 "SCHEDULE OF PERMITTED USES" TO REMOVE OUTDOOR STORAGE OF VEHICLES; PART 2 "SITE DEVELOPMENT REGULATIONS," ARTICLE 265 "OFF STREET PARKING REQUIREMENTS," SECTION 265-50 "OFF-STREET PARKING REQUIRED; ON-STREET PARKING CREDIT" TO MODIFY REQUIRED PARKING FOR DAYCARE; AND PART 3 "SPECIAL ZONING DISTRICTS," SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS," ARTICLE 305 "INCENTIVES" TO MODIFY THE APPLICABILITY AND REGULATIONS OF INCENTIVES AND RELOCATE INCENTIVES FOR PUBLIC PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

Ordinance, Staff Report, Application

ORDINANCE NO. 2017-016

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 115 "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES AND CONDITIONS OF USE," SECTION 115-40 "SCHEDULE OF PERMITTED USES" TO REMOVE OUTDOOR STORAGE OF VEHICLES; PART 2 "SITE DEVELOPMENT REGULATIONS," ARTICLE 265 "OFF STREET PARKING REQUIREMENTS," SECTION 265-50 "OFF-STREET PARKING REQUIRED; ON-STREET PARKING CREDIT" TO MODIFY REQUIRED PARKING FOR DAYCARE; AND PART 3 "SPECIAL ZONING DISTRICTS," SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS," ARTICLE 305 "INCENTIVES" TO MODIFY THE APPLICABILITY AND REGULATIONS OF INCENTIVES AND RELOCATE INCENTIVES FOR PUBLIC PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, 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 times 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 Part 1 “Use Regulations,” Article 115 “Industrial Districts: Permitted, Prohibited, Special Exception Uses And Conditions of Use,” Section 115-40 “Schedule of permitted uses” of the City of Dania Beach Land Development Code is amended to read as follows:

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

○

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

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

<u>end</u>	
NP	not permitted

USES	IROM	IROM-AA	IROC	IRO	IG	IR	PEDD	MA-1

MARINE AND HEAVY INDUSTRIAL USES								

Outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment.				NP	17, 76, 77 NP	NP	NP	NP

Section 3. That Part 2 “Site Development Standards,” Article 265 “Off-Street Parking Requirements,” Section 265-50 “Off-street parking required; on-street parking credit” of the City of Dania Beach Land Development Code is amended to read as follows:

Sec. 265-50. - Off-street parking required; on-street parking credit.

SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS

Minimum Off-Street Parking Requirement	
Use	All Districts
CRA Form-Based Districts	

(B) Community Facilities	

Minimum Off-Street Parking Requirement			
Use	All Districts	CRA Form-Based Districts	

10	Day care, preschool	One (1) per one hundred fifty (150) <u>three hundred (300)</u> sf or five (5) total (greater of)	

Section 4. That Part 3 “Special Zoning Districts,” Subpart 1 “Community Redevelopment Area (CRA) Form-Based Zoning Districts,” Article 305 “Incentives” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 305. – INCENTIVES

Sec. 305-10. - Applicability.

The incentive program is a voluntary program in which developers may choose to participate for which program incentives outlined in this Article may be awarded. Height, density and lot coverage bonuses may be are awarded when a developer provides or contributes to one or more of attainable housing, public parking, environmentally sustainable development (green building practices), public parks or open space. The incentive program established in this Article is a discretionary program in which development incentives may be granted by the City Commission if the impact of the proposed incentive is adequately mitigated. This Article does not operate nor is it intended to create any enforceable property right(s).

Sec. 305-20. - Schedule of incentives.

The table below shows the amenities that may qualify for height, density and impervious area incentives within the different districts. The amount of the bonuses are delineated below the table. The developer may propose ~~can determine~~ the type and extent of amenities desired for the City’s consideration. ~~to provide in order to reach the maximum permissible height shown on the height maps.~~

Y = Incentive credit available N = Incentive credit not available	Districts					
List of amenities that <u>may</u> qualify for	CC	EDBB-	SFED-	NBHD-	GTWY-	NBHD

development incentives		MU	MU	MU	MU	RES
Provide public open space or paseo [see section 305-30]	Y	N	N	Y	N	N
Provide attainable housing [see section 305-40]	Y	Y	Y	N	N	N
Use sustainable building practices [section 305-50]	Y	Y	Y	Y	Y	N
Provide public parking [section 305- 60]	Y	Y	Y	Y	Y	N
Provide public parks [section 305-70]	Y	N	N	N	Y	N

(A) ~~In the City Center District and the Gateway Mixed-Use District, a development may be eligible for a density and height bonus not to exceed a maximum of two (2) stories and thirty (30) du/ac subject to the maximum density and height limitations established under the applicable zoning district. The public park incentive fee shall be calculated pursuant to section 305-70(b), which shall be applied to the city's park fund for park land acquisition or park improvements. The full public park incentive fee shall be paid in order to exercise any density or height bonus or combination thereof, under this section. The full public park incentive fee shall be paid regardless of whether the use of the density or height bonus is limited by the maximum density or height established under the applicable zoning district or the applicant chooses not to exercise portions of the height or density bonuses. Eligibility for a density and height bonus under this section shall require development containing a minimum of twenty-five (25) dwelling units.~~

(B) ~~The public park incentive fee shall be equal in value to fifty cents (\$0.50) per square foot of estimated residential gross floor area.~~

(C) ~~For purposes of this section, residential gross floor area shall be defined as the sum of the habitable horizontal area of all residential floors of all stories of a residential building or structure under a roof, and including interior amenity areas, clubhouses, lobby areas however excluding private garages, maintenance areas, utility areas, operational areas, storage closets, electrical and mechanical facilities, balconies, stairwells, elevators, basements and subbasements, covered parking, loading areas, and parking structures.~~

(D) ~~The contributions referenced in this section are calculated in 2014 dollars and shall be adjusted by the Consumer Price Index on an annual basis.~~

- (E) ~~Payment of the public park incentive fees shall be made prior to issuance of a building permit.~~²

Sec. 305-30. - Incentives for providing public open space.

- (A) In the Neighborhood Mixed-Use District, a one (1) story and ten (10) du/ac bonus incentive may be granted for a minimum two thousand five hundred (2,500) sf open space that complies with article 312, or a pedestrian paseo that complies with section 309-20. The open space or paseo may shall satisfy one hundred (100) percent of the pervious open space requirement for the lot that provides it.
- (B) In the City Center District, a two (2) stories and twenty (20) du/ac bonus incentive may be granted for a minimum two thousand five hundred (2,500) sf open space that complies with article 312, or pedestrian paseo that complies with section 309-20, and one (1) story and ten (10) du/ac for each full additional one thousand five hundred (1,500) sf of open space that complies with article 312. The open space or paseo may shall satisfy one hundred (100) percent of the pervious open space requirement for the lot that provides it.
- (C) Adjoining lots may ean each contribute a portion of a single open space and may earn the bonus. The bonus may shall be allocated among the lots proportionate to the open space contribution as agreed between the property owners in a binding development agreement or other instrument acceptable to the city attorney.
- (D) This intensity bonus is available at the discretion determination of the city commission ~~or designee~~ based upon whether the any given location is appropriate and desirable for open space.
- (E) The standards for provision of public open space for incentive credit shall be as provided in article 312.

Sec. 305-40. - Incentives for providing attainable housing.

- (A) *Definition.* Attainable housing shall mean "workforce," "moderate workforce" and "low-income" as defined by the Administrative Rules Document of the Broward County Land Use Plan, article 8, and includes both owner-occupied and rental housing.
- (B) *[Workforce-income unit bonus.]* ~~A B~~ bonus density incentive of one (1) market-rate dwelling unit for each unit in the building that is workforce-income may be granted, up to the maximum density allowed in the district. One (1) additional story may shall be permitted for every ten (10) du/ac of bonus market-rate units that are awarded, or fraction thereof.

Example: a one-acre lot within the SFED-MU District is permitted to build twenty-five (25) du (25/ac) by right and up to fifty (50) du/ac through the attainable housing bonus. Of the twenty-five (25) permitted units, all will be workforce-income units, which allows a bonus of twenty-five (25) market-rate units. The developer may now construct fifty (50) du (25 + 25), which does not exceed the maximum fifty (50) du/ac density allowed with bonuses. The

² This section has been relocated and renumbered as Section 305-70 "Incentives for public parks."

twenty-five (25) bonus units equal a bonus density of twenty-five (25) du/ac, which divided by ten (10) du/ac per story equals two and one-half (2.5), rounded to three (3) bonus stories.

- (C) *[Moderate workforce-income unit bonus.]* A ~~B~~bonus density incentive of three (3) market-rate dwelling units for each unit that is moderate workforce-income may be granted, ~~unit~~ up to the maximum density allowed in the district. One (1) additional story may ~~shall~~ be permitted for every ten (10) du/ac of bonus market-rate units that are awarded, or fraction thereof.

Example: a one-acre lot within the SFED-MU District is permitted to build twenty-five (25) du (25/ac) by right and up to fifty (50) du/ac through the attainable housing bonus. Of the twenty-five (25) permitted units, the developer incorporates eight (8) moderate-income units, which allows a bonus of twenty-four (24) market-rate units. The developer may now construct forty-nine (49) du (25 + 24), which does not exceed the maximum fifty (50) du/ac density allowed with bonuses. The twenty-four (24) bonus units equal a bonus density of twenty-four (24) du/ac, which divided by ten (10) du/ac per story equals two and four-tenths (2.4), rounded to three (3) bonus stories.

- (D) *[Low-income unit bonus.]* A ~~B~~bonus density incentive of five (5) market-rate dwelling units for each low-income unit may be granted, up to the maximum density allowed in the district, provided that no additional bonus units are available for providing low-income units in excess of fifteen (15) percent of the number of dwelling units in the building. One (1) additional story may ~~shall~~ be permitted for every ten (10) du/ac of bonus market-rate units that are awarded, or fraction thereof.

Example: a one-acre lot within the SFED-MU District is permitted to build twenty-five (25) du (25/ac) by right and up to fifty (50) du/ac through the attainable housing bonus. Of the twenty-five (25) permitted units, the developer incorporates five (5) low-income units, which allows a bonus of twenty-five (25) market-rate units. The developer may now construct fifty (50) du (25 + 25), which does not exceed the maximum fifty (50) du/ac density allowed with bonuses. The five (5) low-income units also does not exceed 15 percent of the number of units in the building (five (5) units is ten (10) percent of fifty (50) units). The twenty-five (25) bonus units equal a bonus density of twenty-five (25) du/ac, which divided by ten (10) du/ac per story equals two and one-half (2.5), rounded to three (3) bonus stories.

- (E) *[Combined bonuses.]* Bonuses may be combined for providing different degrees of attainable housing within one development site.
- (F) *[Eligibility requirements.]* In order to be eligible for density and height bonuses under this section, the developer shall first guarantee the attainability of the unit for the specified income level as either rental or owner-occupied housing for a period of at least thirty (30) years via a restrictive covenant in a form acceptable to the city attorney ~~may require~~. The city commission may establish a one-time fee applicable to each development that receives bonus units to offset the cost of administering the attainable housing program.

Sec. 305-50. - Sustainable building practices; voluntary green building/development program.

- (A) *Overview.* The CRA green building/development program is a voluntary program that developers may choose to participate in, for which incentives outlined in this section may ~~shall~~ be awarded. Development incentive credit for sustainable ("green") building practices may be awarded based upon qualifying site design, construction and possibly, as applicable, operational practices.

(G) *Incentives.*

- (1) Developments that meet all of the criteria for certification under a third-party program, in accordance with [subsection] (D) above, plus the additional point margin to be established administratively by the city, may ~~shall~~ be awarded four (4) stories and twenty-eight (28) du/ac as a bonus, subject to the maximum height and density limitations of the applicable district, as well as a five (5) percent impervious area bonus.
- (2) Developments that qualify for at least one-half (½) of the total number of points required for third-party certification pursuant to subsection (E)(2), plus the additional point margin to be established administratively by the city, may ~~shall~~ be awarded two (2) stories and fourteen (14) du/ac as a bonus, subject to the maximum height and density limitations of the applicable district.

Sec. 305-60. - Provide public parking.

A ~~B~~bonus incentive of one (1) story, five (5) du/ac, and two and one half (2.5) percent impervious area may be granted for each ten (10) public parking spaces provided to the city for public parking use through city approval of dedication of the spaces for public use, or for payment in lieu of off-street parking in accordance with section 265-92 through provision of a shared parking agreement in a form approved by the city attorney, which shall restrict the spaces for public use, and shall run with the subject property in perpetuity. The intensity bonus shall not exceed the maximum height, density and minimum impervious area limitations of the applicable district.

Sec. 305-70. - Incentives for public parks.

- (A) In the City Center District and the Gateway Mixed-Use District, a development may be eligible for a density and height bonus incentive not to exceed a maximum of two (2) stories and thirty (30) du/ac subject to the maximum density and height limitations established under the applicable zoning district. The public park incentive fee shall be calculated pursuant to section 305-70(B), which shall be applied to the city's park fund for park land acquisition or park improvements. The full public park incentive fee shall be paid in order to

exercise any density or height bonus or combination thereof, under this section. The full public park incentive fee shall be paid regardless of whether the use of the density or height bonus is limited by the maximum density or height established under the applicable zoning district or the applicant chooses not to exercise portions of the height or density bonuses. Eligibility for a density and height bonus under this section shall require development containing a minimum of twenty-five (25) dwelling units.

* * *

Section 5. 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 6. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 7. 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 8. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on April 25, 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
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: April 25, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *CL Lajoie*

SUBJECT: **TX-27-17:** The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, known as OneCode (FIRST READING).

REQUEST

TEXT AMENDMENT

1. To no longer permit outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment in the IROM-AA zoning district; per Section 115-40.
2. To change the parking requirement for day care and preschool facilities from one (1) per one hundred fifty (150) square feet, to one per four hundred (400) square feet or five (5) total (greater of); per Sec. 265-50 (D).
3. To give the City Commission the discretionary authority of issuing incentives via the City's Incentives Program; per Sec. 305-10.
4. To add the word "may" to the schedule of incentives description and table; per Sec. 305-20.
5. To place bonus incentives granted for providing public open space at the discretion of the City Commission, and limit the amount of incentive bonus that may be issued; per Sec. 305-30 (D).
6. To place bonus incentives granted for providing workforce-income units, moderate workforce-income units and low-income units at the discretion of the City Commission, limit the amount of incentive bonus that may be issued, and correct a scrivener's error; per Sec. 305-40.
7. To place development incentives issued for sustainable building practices and voluntary green building/developments at the discretion of the City Commission; per Sec. 305-50.

8. To place bonus incentives granted for providing public parking spaces to the City at the discretion of the City Commission; per Sec. 305-60.
9. To add the term "incentive" to Section 305-70 (A).

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

The following amendments to the Unified LDC are proposed:

1. **OUTDOOR STORAGE AND PARKING**

This amendment will no longer permit outdoor storage/parking of fully assembled & operational automobiles, aircraft, bus, truck, recreation vehicles, motor home, motorcycle, tractor trailer, boat or construction equipment in the IROM-AA zoning district.

2. **PARKING FOR DAYCARE AND PRESCHOOLS**

This amendment will reduce the amount of parking required for day care and preschool facilities. At this time, one (1) parking space is required for every one hundred fifty (150) square feet. This change will now require only one (1) parking space per every four hundred (400) square feet, or five (5) total (greater of).

3. **INCENTIVES- APPLICABILITY**

This amendment will clarify the general intent of the City's Incentives program. It is a voluntary program in which developers may choose to participate for which program incentives outlined in Article 305 may be awarded. This change gives the City Commission the option of awarding incentives to eligible developers. The incentives program will now be at the discretion of the City Commission and subject to adequate mitigation of project impacts. Per this amendment, Article 305 will not operate nor is it intended to create any enforceable property right(s).

4. **INCENTIVES- SCHEDULE**

This change to the language in Section 305-20 will meet the amended intent of the Incentives Program. This amendment adds the word "may" to the schedule of incentives description and table.

5. **INCENTIVES- PUBLIC OPEN SPACE**

This amendment will limit the bonus incentive granted for providing public open space to one (1) story and ten (10) du/ac in the Neighborhood Mixed-Use District, and to two (2) stories and twenty (20) du/ac in the City Center District. Open space contribution by adjoining lots in exchange for incentives will now be at the discretion of the City Commission. The City Commission will now decide on the availability of an intensity bonus based on the location of the proposed open space.

6. **INCENTIVES- ATTAINABLE HOUSING**

This change place the issuance of a bonus density incentive for buildings with workforce-income units, moderate workforce-income units and low-income units at the discretion of the by City Commission. This change will also remove the words "may require" as erroneously used at the end of the first sentence of Section 305-40 (F) which currently states: "In order to be eligible for density and height bonuses under this section, the developer shall first guarantee the attainability of the unit for the specified income level as either rental or owner-occupied housing for a period of at least thirty (30) years via a restrictive covenant in a form acceptable to the city attorney may require."

7. INCENTIVES – GREEN DEVELOPMENTS

This change will place development incentives issued for sustainable building practices and voluntary green building/developments at the discretion of the City Commission, as described in Section 305-50.

8. INCENTIVES- BONUS PARKING

This change will give the City Commission the option of issuing a bonus incentive of one (1) story, five (5) du/ac, and two and one half (2.5) percent impervious area for each ten (10) public parking spaces provided to the City for public parking use through City approval of dedication of the spaces for public use, or for payment in lieu of off-street parking in accordance with Section 265-92 through provision of a shared parking agreement in a form approved by the City Attorney, which shall restrict the spaces for public use, and shall run with the subject property in perpetuity.

9. INCENTIVE- PUBLIC PARKS

This change will add the term incentive when describing the additional density and height that may be granted for a development providing public park space per Section 305-70 (A).

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

PLANNING AND ZONING BOARD RECOMMENDATION

On April 19, 2017 the Planning and Zoning Board will hear this item. The Board's recommendation will be presented at the City Commission.

RECOMMENDATION

Staff recommends approval of the requested text amendments.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division

(954) 924-6805 X3643

(954) 922-2687 Fax



Standard Development Application

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

Date Rec'd: _____

Petition No.: _____

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

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

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

Location Address: City Wide

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

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

Address of Applicant: 100 W. Dania Beach Blvd

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

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Amendments to the City's LOC.
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS Monday DAY OF 13, 20 17

By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Anastacia Hughes
(Signature of Notary Public – State of _____)

Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____



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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: March 14, 2017

Requested Action (Identify appropriate Action or Motion)

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

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution, Staff Report, Site Plan, Application and Backup

RESOLUTION NO. 2017-025

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

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

WHEREAS, Batia Dayan, on behalf of the owner, 4760 LLC, is requesting site plan approval to convert a residential building into a personal services building for property located at 4760 SW 42 Terrace; and

WHEREAS, the site plan was reviewed by the City Development Review Committee (DRC) and there are no outstanding staff comments; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-65-16) will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the City Comprehensive Plan;

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

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

Section 2. That the Site Plan (SP-65-16) is approved consistent with the site plan provided on record.

Section 3. That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following condition: The application must be reviewed by the Broward

County Aviation Department. The point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 4. Pursuant to Section 635.100 “Expiration of Site Plans” of the Land Development Code, the Site Plan (SP-65-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 5. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 25, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

The North 66 feet of the West 65 feet of the East 315 feet of the South 241 feet of the South 1/2 of tract 32 of Newman's Survey in Section 25, Township 50 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Broward County, Florida, all lying and being in Broward County, Florida.



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

DATE: April 25, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner *AC*
Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *CL Lajoie*

SUBJECT: **SP-65-16:** The applicant, Batia Dayan, on behalf of the property owner 4760 LLC, is requesting approval for a site plan to convert a residential structure into a tutoring center on a property located at 4760 SW 42 Terrace.

**REQUESTS
SITE PLAN**

To repurpose a 1,100 square-foot home as a tutoring center and construct associated on-street parking spaces.

PROPERTY INFORMATION

EXISTING ZONING: Community Business (C-2)
LAND USE DESIGNATION: Low (5) Residential

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

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

The subject property is approximately 4,200 square feet in size and holds a vacant building measuring 1,100 square feet. The parcel is located north of Griffin Road and at the southeast corner of SW 42 Terrace and SW 47 Court. This site plan application was presented to the City Commission on March 14, 2017 and was continued in order for the applicant to address concerns raised by other residents.

SITE PLAN

The subject property currently consists of a vacant building that was previously used as a single family home. On January 8, 2013, the property was rezoned from Single-Family 6000 Residential District (RS-6000) to the current Community Business (C-2) zoning district by the City Commission via Ordinance No. 2012-022. This site plan application is to convert the existing structure into a tutoring center for children aged seven (7) years

or younger. Per Section 725-30 of the LDC, a tutoring center falls under the Personal Service Establishment use category. Per Sec. 265-50 (48), the proposed project requires a minimum of four (4) parking spaces. The site currently has one (1) off-street parking space and the applicant is proposing to construct an additional four (4) on-street spaces. The addition of on-street parking requires City Commission approval. Per the applicant's letter dated April 3, 2017, the concerns raised by neighboring property owners at the original public hearing have been addressed by reducing the request for on-street parking from five (5) spaces to four (4) spaces. Furthermore, the applicant has indicated that no buses or vans will be stored on the subject property or on SW 47 Court. In accordance with Section 22-5 of the LDC, the on-street parking spaces on the swale will have permeable pavers with subsurface drainage.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has addressed all staff comments.

The applicant's request for site plan approval meets the requirements of the LDC.

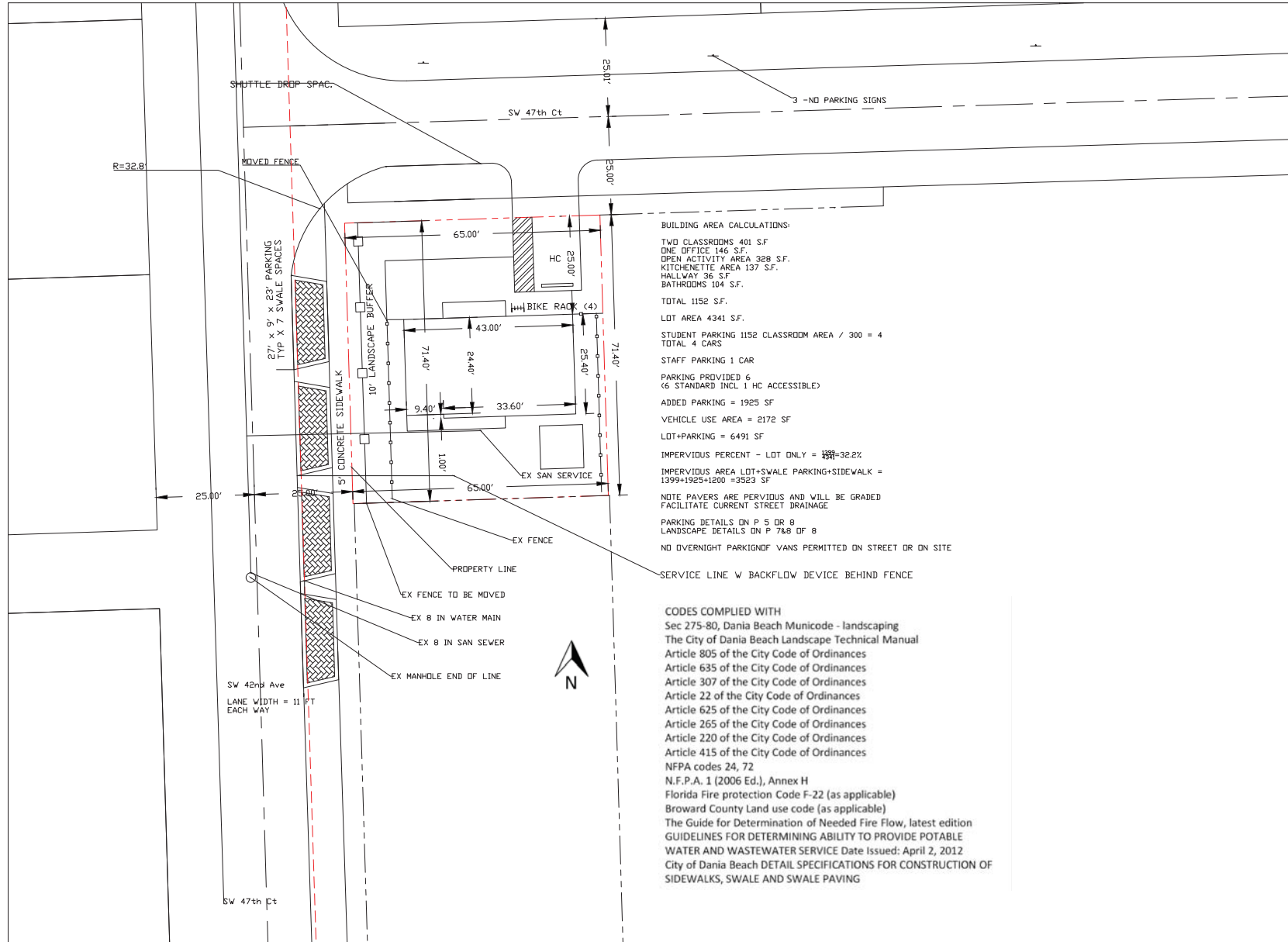
CITY COMMISSION PREVIOUS ACTION

On January 8, 2013 the City Commission adopted Ordinance #2012-022 which approved the rezoning of this property from an RS-6000 to a C-2 zoning district, and assigned flex to the land, thereby changing the land use designation from Low (5) Residential to Commercial.

On March 14, 2017 the City Commission continued this item to allow the applicant time to address the concerns of the adjacent property owners.

STAFF RECOMMENDATION

Approve the resolution.



SITE PLAN

4760 LLC SITE IMPROVEMENTS

REV 9/30/2016

Firm Name and Address

Public Utility Management
& Planning Services Inc.

Public Utility Management
& Planning Services Inc.
P.O. Box 221890
Hollywood, FL 33022

Project Name and Address

4760 SITE IMPROVEMENTS
4760 SW 42ND TERR.
DANIA BEACH, FL
33314

Project

4760 LLC

Date

9/30/16

1" = 8'

Sheet

1 of 8

April 3, 2017

Ms. Corinne Church
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: 4760 SW 42nd Terrace, Dania Beach, FL 33314
Parking

Dear Ms. Church:

Please Per the Commission meeting on March 14, in the discussion with the residents present at the meeting, they asked for two things from me to support my project:

1. To remove the parking spot on the north side of the property in the swale – this can be done because it is an extra space. I have asked my consultant to make this change on the plans.
2. To refrain from parking the van son the site or the streets after hours, which I am agreeable to. The vans will not be parked on the 4760 LLC property.

You may contact my consultant Dr. Fred Bloetscher directly with anything else you need.

Should you have any questions, please let me know.

Sincerely,



Batia Dayan

Carrie, Anne-Christine

From: Frederick Bloetscher <h2o_man@bellsouth.net>
Sent: Friday, April 07, 2017 7:57 PM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne; LaFerrier, Marc
Subject: Re: Missing items for Batia public hearing

I sent the pdf of the revised site plan. She says 7 is the maximum age of the tutored students. Per batia. Thx

Sent from my iPhone

On Apr 7, 2017, at 3:50 PM, Carrie, Anne-Christine <ACarrie@daniabeachfl.gov> wrote:

Good afternoon Fred:

Just a reminder that I am still waiting on digital copies of the new Batia Plans.

Per the City Attorney and Marc, I need to know the age of the oldest children that will be using the tutoring center. I could not reach Batia over the phone and have left you a voicemail regarding this matter.

Please contact Marc, Corinne or Macee if you have difficulty reaching me as I will be out of office from Tuesday to Thursday.

Thanks

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"

<image001.jpg>

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

From: Carrie, Anne-Christine
Sent: Thursday, April 06, 2017 9:39 AM
To: 'Frederick Bloetscher'
Subject: Digital copies of plans

Good morning Fred:

May you please send me a digital copy of the new plan for Batia's Tutoring Center.

Thank you

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Thursday, March 23, 2017 11:07 AM
To: Carrie, Anne-Christine
Cc: 'Frederick Bloetscher'
Subject: RE: Batia Dayan Site Plan

Anne Christine,
Please add this email to the file for record.
Thank you

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

From: Frederick Bloetscher [mailto:h2o_man@bellsouth.net]
Sent: Thursday, March 23, 2017 10:48 AM
To: Lajoie, Corinne
Subject: Re: Batia Dayan Site Plan

Not to store on site

Sent from my iPhone

On Mar 23, 2017, at 10:47 AM, Lajoie, Corinne <cchurch@daniabeachfl.gov> wrote:

Not to store them where?

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

From: Carrie, Anne-Christine
Sent: Thursday, March 23, 2017 10:45 AM
To: Lajoie, Corinne
Subject: RE: Batia Dayan Site Plan

Fred's response regarding the outdoor storage of the buses below.
Please advise

Anne-Christine Carrie
Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6800 Ext. 3654
ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"
<image001.jpg>

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From: Frederick Bloetscher [mailto:h2o_man@bellsouth.net]

Sent: Wednesday, March 22, 2017 6:43 PM

To: Carrie, Anne-Christine

Subject: Re: Batia Dayan Site Plan

Ok. She will just agree not to store them on the atreetnor 4760.

Frdd

Sent from my iPhone

On Mar 22, 2017, at 2:20 PM, Carrie, Anne-Christine <ACarrie@daniabeachfl.gov> wrote:

Good afternoon Fred:

Per Sec. 110-20, the outdoor storage of fully-assembled, operational passenger vehicles is not permitted in the C-2 zoning district where the tutoring center would be. Please let me know you would like to proceed.

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"

<image001.jpg>

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From: Frederick Bloetscher [mailto:h2o_man@bellsouth.net]

Sent: Wednesday, March 22, 2017 8:41 AM

To: Carrie, Anne-Christine

Subject: RE: Batia Dayan Site Plan

Hi Anne-Christine

We agreed to eliminate one unneeded parking spot, and Dayan stores the busses in the fence. A "slow" sign would be good as well

I will submit the revise plan shortly

Fred

Carrie, Anne-Christine

From: Daniel Parobok <Daniel.Parobok@metriceng.com>
Sent: Wednesday, February 22, 2017 1:49 PM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne; Frederick Bloetscher
Subject: RE: Batia Dayan (SP-65-16)

Hi Anne-Christine,

I apologize for the delayed response, we have been having major email and server outages. I picked up the CD with the final plans and all the outstanding landscape comments have been addressed. There are no further comments and the plans, as submitted, are conceptually approved. If you have any other questions, please let me know.

Thank you,

Daniel Parobok
Arborist/Environmental Scientist



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext 102
Cell: (786) 498-6859
daniel.parobok@metriceng.com
www.metriceng.com

From: Carrie, Anne-Christine [<mailto:ACarrie@daniabeachfl.gov>]
Sent: Wednesday, February 22, 2017 9:54 AM
To: Daniel Parobok
Cc: Lajoie, Corinne; Frederick Bloetscher
Subject: RE: Batia Dayan (SP-65-16)

Good morning Daniel:

I didn't hear back from you regarding the e-mail below. Have your comments been addressed by the applicant regarding the Batia Dayan Tutoring Center?

Please send me an e-mail indicating such.
Thank you,

Anne-Christine Carrie
Planner
City of Dania Beach



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: January 5, 2016

PZ Log No: SP-65-16

Project: BATIA DAYAN

Comments Due: January 19, 2016

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

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

N/A for Fire - Existing Structure will not be modified for overall Footprint.

Fire - S. Brown
Department

1/20/17
Date

6,491 #1



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: BATIA DAYAN

PZ Log No: SP-65-16

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 1

Rate per hour: /

Overtime: /

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



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

January 19, 2017

Engineering Comments

Site Plan: Batia Dayan (Learn and Smile Center)

Civil EOR: Public Utility & Planning Services

1. No further engineering comment.
2. For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements/maintenance within the road right of way. All improvements shall be maintained in perpetuity.
3. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

Plans were reviewed in terms of scope and not in detail. Any signoff and/or approval from City staff shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found in violation of any law, ordinance, health, safety and welfare of the public, or other design issues. Responsibility for any submitted plans is under the "responsible charge" of the Engineer of Record (FAC 61G15-30).

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

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, February 21, 2017 3:49 PM
To: Carrie, Anne-Christine
Subject: FW: Learn and Smile Pre School

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

From: Maldonado, Mariluz
Sent: Wednesday, April 15, 2015 12:12 PM
To: LaFerrier, Marc
Cc: Lajoie, Corinne
Subject: FW: Learn and Smile Pre School

FYI

From: Navarro, Ronnie
Sent: Wednesday, April 15, 2015 11:54 AM
To: Maldonado, Mariluz
Cc: mvicente1@att.net; Dunleavy, Sherie; Orlando, Dominic; Manny Vicente; Batia Dayan (learnandsmile@icloud.com)
Subject: RE: Learn and Smile Pre School

Hi Mariluz,

Please accept this note as an approval for the use of the swale within the road right of way for parking and sidewalk development to address the Learn and Smile Pre-School parking issues. This approval is consistent with the "Oasis" concept that we have adopted throughout the City. Dominic and I have met with the applicant/owner, Batia Dayan, and his architect, on several occasions, and we are both in agreement with the proposed layout and design of the proposed permeable pavers.

Thank you

Ronnie S. Navarro, PE

Deputy Public Services Director | City Engineer



Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-3742 | Fax 954-923-1109
Direct 954-924-3615 | rnavarro@ci.dania-beach.fl.us

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From: Orlando, Dominic
Sent: Wednesday, April 15, 2015 11:19 AM
To: Manny Vicente
Cc: Navarro, Ronnie; mvicente1@att.net; Dunleavy, Sherie
Subject: Re: Learn and Smile Pre School

Hi Ronnie,
Please prepare letter.

Sent from my iPhone

On Apr 15, 2015, at 10:33 AM, "Manny Vicente" <mvicente1@att.net> wrote:

Dominic, permit # 2015-00000266 is being rejected in part by a comment from Marilyn Maldonado in the Zoning Department which states " Parking in the swale requires written approval by the Public Services Director".

It is my understanding that Ronnie had reviewed and confirmed the plans were approved by your department, but at this time this is not sufficient to meet the Zoning requirements.

Could you issue a written letter of approval to construct the parking in the swale as per plans. I will take this letter in person to Mariluz Maldonado and see what other issues if any need solutions.

It seems there is some confusion regarding if Public Services agrees with this project and in reference to the site plan in general.

I fail to see how this parking affects anything else. It should be looked as a single project as per plans and frankly is a carbon copy of all the Oasis projects we gave constructed previously.

Thank you for your attention to this matter.

Manny Vicente
7862952767

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

Carrie, Anne-Christine

From: Lunkins, Angel
Sent: Monday, April 10, 2017 3:25 PM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne
Subject: RE: Code violations

No Violations -No liens, Thank You
4760 LLC
Parcel Dania Beach - 504125010622
Address 4760 SW 42 TER

From: Carrie, Anne-Christine
Sent: Monday, April 10, 2017 12:46 PM
To: Lunkins, Angel
Cc: Lajoie, Corinne
Subject: Code violations

Good afternoon Angel,

Are there any violations at 4760 SW 42 Terr, [504125010622](#) ?

Thanks

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

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Public Utility Management & Planning Services Inc.

P.O. Box 221890
Hollywood, FL 33022-1890

Telephone (239) 250-2423
Facsimile (954) 581-5076

Frederick Bloetscher, Ph.D., P.E.
e-mail: h2o_man@bellsouth.net

December 16, 2016

Anne-Christine Carrie
Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: 4760 SW 42nd Terrace, Dania Beach, FL 33314

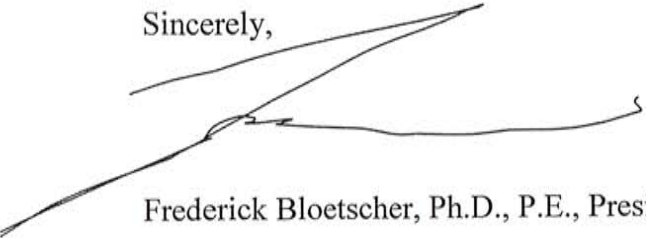
Dear Ms. Carrie:

Per your request in the comments section of the site plan review for the above property, and the meeting we had 10 days ago to review if all comments were addressed, I am enclosing the following:

1. 7 sets of the revised plans, including information of fire hydrant locations, and landscaping which was reviewed by the landscape reviewer already
2. 7 copies of the survey
3. 1 CD of the plans
4. A summary of how or where all comments were addressed
5. Fire hydrant test
6. Fire Department documents – keep in mind this is not new construction

Should you have any questions, or if I can be of further help, please let me know.

Sincerely,



Frederick Bloetscher, Ph.D., P.E., President

Public Utility Management & Planning Services Inc.

P.O. Box 221890
Hollywood, FL 33022-1890

Telephone (239) 250-2423
Facsimile (954) 581-5076

Frederick Bloetscher, Ph.D., P.E.
e-mail: h2o_man@bellsouth.net

December 16, 2016

Anne-Christine Carrie
Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: 4760 SW 42nd Terrace, Dania Beach, FL 33314
Fire Flow

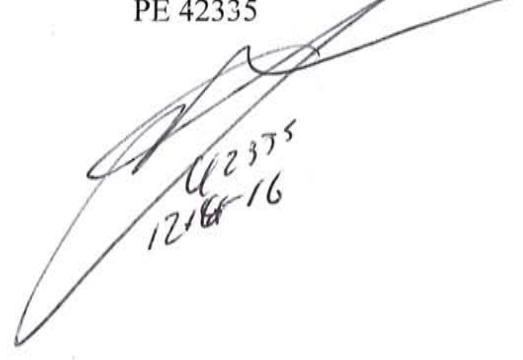
Dear Ms. Carrie:

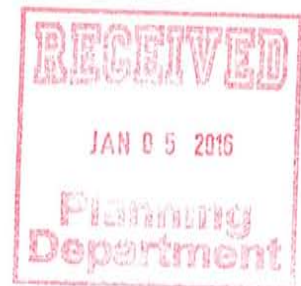
Per your request in the comments section of the site plan review for the above property, the proposed Broward County main size (8 inches) fire hydrant spacing (200 ft to property) fire hydrant location (on street), are in compliance with Broward County Land Use Code and the Florida Fire Prevention code.

Should you have any questions, or if I can be of further help, please let me know.

Sincerely,


Frederick Bloetscher, Ph.D., P.E., President
PE 42335


42335
12/16/16



FILE COPY

Summary of Plan Comments Responses

PZ#: SP-65-16/VA-66-16- 1st Review

Planning Comments-

Page 1 of 3 MEETING DATE: 7-28-16

Project Name: BATIA DAYAN TUTORING CENTER

PZ #: SP-65-16; VA-66-16 - **1ST REVIEW**

ADDRESS: 4760 SW 42 ND TERRACE

Zoning designation: C-2

FLU designation: Low-Medium (10) Residential

REVIEW COMPLETED BY: Anne-Christine Carrie (954) 924-6805 X 3654

NOTE:

- 1152 SF BUILT SPACE; Day care center (19 students), 6 on street parallel parking spaces +1 handicap space proposed. Building is 10' from sidewalk (no property line shown, 10' min required), warranty deed supplied, no loading space is required, 4 bike racks-ok, 22' secondary street.

- **APPLICATION:** Fee paid: \$2000 (1 variance) +\$ 5500 (Site Plan and Cost Recovery minimum fee). ok

Landscape Plan Review: BATIA DAYLAN

PZ Log No.: SP-65-16 **Review Number:** __2__

Reviewer: Daniel Parobok **Date:** July 13, 2016__

The following comments are based on a review of the set of site plans dated 06/30/2016 and submitted to the Planning Department on 6/30/2016, for compliance with the City of Dania Beach Landscape Code.

1) The plans show an increase of vehicular use area. Please provide the total square footage of VUA increase per Sec. 275-80(H).

RESPONSE: note on p1 site plan

2) There is no list of proposed plantings provided. Please provide a complete list and legend per Sec. 275-80(I).

RESPONSE: noted on p 7&8 – landscape plan designed, discussed and submitted to Mr. Parobok, with conceptual approval (see email)

3) Please provide a PDF plan set to Daniel Parobok at daniel.parobok@metriceng.com
Informational notes:

RESPONSE: done

i. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.

RESPONSE: done

ii. A PDF copy of the landscape plan must be submitted via CD or email.

RESPONSE: done

END OF COMMENTS

Engineering Comments

Site Plan: Batia Dayan (Learn and Smile Center)

Civil EOR: Public Utility & Planning Services

1. Verify the dimensions of parallel parking meet the minimum 8 feet x 23 feet.

RESPONSE: see p 1,5

2. Verify that no hydrants exist on areas proposed for parking. Observe minimum separation requirement per Code.

RESPONSE: see p4

3. Label street name in your drawing.

RESPONSE: done, p1

4. Verify that proposed pavers are permeable type.

RESPONSE: they are – see detail used for Oasis, p 5

5. Show grading and drainage plan.

RESPONSE: see p 5 for typical section. There is no change to the grade in site. Swales will be regraded to facilitate pavers while creating curb barrier for pedestrian safety (field engineered)

6. For information only. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements/maintenance within the road right of way.

RESPONSE: acknowledged

7. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.

RESPONSE: see p 2

GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE
Date Issued: April 2, 2012 Date Previously Issued: January 18, 2007 Date First Issued: July, 2001

Water Demands – assume education

Education – 9 gpd/student x 19 students = 171 gpd

Sewer demands

Education – 7 gpd/student x 19 students = 133 gpd

NOTE: Both are less than the demands of prior single family structure.

Solid Waste Demands (per Broward County solid waste element of comp plan)

Grade School 10 lbs per room & $\frac{1}{4}$ lb. per pupil = $2 \times 20 + 19/4 = 45$ lb/d

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

RESPONSE: See enclosed survey

End of engineering comments

Planning Comments: *Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.*

1) PHOTOMETRIC: Provide photometric plan pursuant to Article 280 and Sec. 635-50 (N).

RESPONSE: n/a -There are no lights being install at facility and no existing lights.

2) Per staff report RZ-31-12 dated January 8, 2013 and signed by Community Development Director and in support of rezoning ordinance O-2012-022, this property was not intended to have any association with the existing daycare facility to the South. Provide clarification as to how this requirement is being met.

RESPONSE: The properties are owned by separate entities and there is a fence between them

3) Per Section 635-40 (A), provide signed and sealed property survey on a 24x36 sheet.

RESPONSE: - can 11/17 work given site size – we have 10 copies

4) Identify property lines on plans.

RESPONSE: done p 1

5) Provide North Arrow on plans per Sec. 635-50 (b)

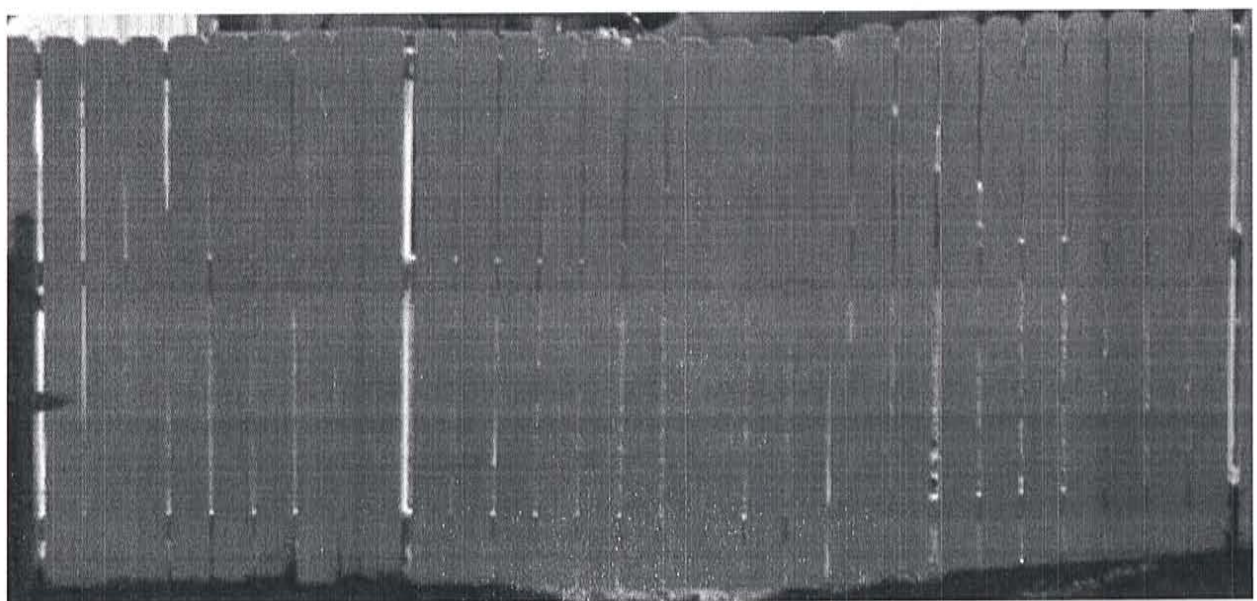
RESPONSE: done all sheets as applicable

6) Provide landscape plan and details per Sec. 635-50 (R).

RESPONSE: see P 7&8 and prior comments

7) Identify existing and proposed fence, location, height and material for entire property on plans for compliance review.

RESPONSE: The fence is 6 ft high and made of wood/pvc on SW 47th Ave. This fence will need to be relocated as shown on p 1 of plans. It goes around the entire property (see figures below)



8) Provide lot coverage calculation to include new parking spaces per Sec. 635-50 (y).

RESPONSE: see p 1

9) SWALE PARKING: "In the event a larger paved area is desired for *parking* or access, the owner of the abutting property must provide for subsurface drainage areas or other facilities which will be equal to the additional area which is proposed to be paved." Provide drainage plans per Sec. 22 -5 (a) (2).

RESPONSE: Swale parking is to be pervious pavers that will facilitate drainage. Muck will be removed and are graded to existing catch basins.

10) Provide building elevations and dimensions on plans per Sec. 635-50 (CC).

RESPONSE: see p 1, 3, 4

11) Applicant letter states that the existing building will be modified under a separate permit. Per Article 635, building modifications are to be submitted at site plan. Provide missing information on Site Plan.

RESPONSE: The current structure size, exterior, roof, windows and doors will not be modified. A bathroom modification may be needed. There is no change to the current structure as visible from the road. See letter from property owner.

12) Per Sec. 307-30, (D) Backflow devices shall not be visible from public rights-of-way, parks and other public spaces. Revise plans to show proposed screening for valve facing the street.

RESPONSE: done, See p 1

13) Per Sec. 22-5 (e) parking areas in the ROW may not be constructed of concrete. Revise plans.

RESPONSE: Correct. The parking will be permeable pavers like those used in the oasis projects.

14) Provide transmittal sheet listing documents provided.

RESPONSE: attached

15) RIGHT-OF-WAY: Identify width of R-O-W and street centerline on plans.

RESPONSE: done – p1

16) IMPACT FEES: Impact fees that will be required for the project are attached to this document and have been e-mailed to: were e-mailed to learnandsmile@yahoo.com.

RESPONSE: Noted. Please note that this is an existing structure that will not be increased in size. The water and sewer services will not be changed so no impacts fees should be due for water and sewer. Other impact fees should be incremental to the current single family structure.

17) **SIGNS:** No signs proposed

RESPONSE: Correct. No signs are proposed

18) PARKING: 265-50 (10) Daycare requirement: 1:150 sf, 8 spaces required. Indicate on plans the number of required and proposed parking spaces for the site.

RESPONSE: done – see p 1

19) VARIANCE APPLICATION: Provide a justification statement indicating how the variance request meets the requirements outlined in Sec. 625-40, as well as payment in-lieu requirements outlined in Sec. 265-92.

RESPONSE: see attached letter from property owner

20) Letter indicates that students will arrive by shuttle. Identify on plans drop off location for students.

RESPONSE: see designated drop point on p1 of plans

21) If the use of a shuttle is to be a justification for a parking variance, then legal documentation regarding the continued use of the shuttle will be needed prior to public hearing.

RESPONSE: see letter from owner plans

22) ROOFTOP MECHANICAL EQUIPMENT: Per Sec. 220-60, provide plans showing how Rooftop equipment will be screened from view for compliance review.

RESPONSE: There is no rooftop equipment

23) Must provide latest revised set of plans on disk prior to going to public hearing.

RESPONSE: included

24) The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

RESPONSE: the owner has discussed this with residents in the past and they are aware of what she is doing.

End planning comments.

Fire Comments

Tier 1 Comments

Efficiencies were identified on your plan during our plan review process. Please provide the following:

1. A master site plan showing the entire site

RESPONSE: see p 1

2. Fire Department Access Information as follows:

- a. All turning radii (demonstrate

RESPONSE: the only turn is the intersection of the two streets. That radius is existing and noted on p1. There is no means of access onto the property

- b. Drive aisle widths and vertical clearances noted – access is via city street with 11 ft lanes, within 30 ft of building. There is no sprinkler system in the building and therefore no fire department connections.

RESPONSE: lane widths noted on p 1.

- c. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site

RESPONSE: This is a City right-of-way with 11 ft lanes, within 30 ft of building. There are no overhead trees on site. Power is above the travel lanes. There is no on-site access point. There is no sprinkler system in the building and therefore no fire department connections

3. Water Supply Information as follows:

- a. All existing and proposed water mains and sizes

RESPONSE: the existing 8 in water main on the west side of the property is noted (see p 1).

- b. Existing and proposed fire hydrant locations

RESPONSE: see p 4. No new hydrants are proposed

- c. Dimensions to the three nearest fire hydrants to the site

RESPONSE: see p 4

- d. Locations of all fire department connections...

RESPONSE: there are none - building is not sprinkled.

4. Proof of Water Supply and Fire Flow Demands as follows:

a. Fire Hydrant flow test results

RESPONSE: see attached. Broward County indicates the fire hydrant closest to the site can provide 1028 gpm. The demand is 375 gpm. See attached

b. Building construction type and square footage

RESPONSE: 1152 sf, concrete block and wood roof – noted on plans

c. Fire flow demand calculations signed and sealed by a licensed engineer

RESPONSE: see attached

d. Completed Application for the approval of the Fire Protection Water supply design

RESPONSE: attached

a. Statement of verification from the design professional of record, 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.)

10-2.5.3 Spacing and Flow Requirements: Fire hydrant spacing and flow requirements shall conform to the latest requirements of the Broward County Fire Marshall standards, plus the requirements of any local fire department having jurisdiction.

In Sec 5-182 Broward Land Development code

(2)

Fire Hydrants. Fire hydrants shall be installed as an integral part of the potable water system for the development within the distances described below. Wherever a water line is installed within a public or private road right-of-way, a *fire hydrant* shall be installed at intervals measured along the water line in accordance with spacing distances specified below. No distance shall be measured across a trafficway arterial, or collector road.

a)

Residential developments, including, but not limited to, single-family dwellings, duplexes, multifamily structures, or mobile homes shall have hydrants installed at intervals not to exceed six hundred (600) feet, with a minimum water main size of six (6) inches. In no case shall the distance from any structure to a permitted *fire hydrant* be more than half of the required interval spacing distance indicated above.

b)

Commercial and industrial (non-high hazard) developments shall have hydrants installed at intervals not to exceed three hundred fifty (350) feet, with a minimum water main size of eight (8) inches. In no case shall the distance from any structure

to a permitted fire hydrant be more than half of the required interval spacing distance indicated above.

c)

Structures with automatic fire suppression systems or standpipes shall have a firehydrant within one hundred fifty (150) feet of the fire department connection.

d)

High hazard commercial and industrial developments, such as storage facilities, manufacturing operations, shopping centers, and similar operations, as defined in the Florida Building Code, which have large amounts of combustible or flammable products, shall be required to install fire hydrants and water main sizes as determined by computing the required fire flow for the proposed development.

e)

All fire hydrants shall deliver the required gallonage with a residual pressure of twenty (20) pounds per square inch.

RESPONSE: The site appears to comply with these requirements. attached

End Fire comments

June 28, 2016

Ms. Corinne Church
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: 4760 SW 42nd Terrace, Dania Beach, FL 33314

Dear Ms. Church:

Please find the attached information for the new site plan for the proposed tutoring center in the old residential structure at 4760 SW 42nd Terrace. Per request of the City, the property has been separated from the Learn and Smile center by both a fence and a separate land owner entity. The property was rezoned Per the City of Dania Beach ordinances in 2012:

... the rezoning request (RZ-31-12) filed by Batia Dayan, representing 4760 LLC, for property located at 4760 SW 42 Terrace in Dania Beach, is granted, and the property is rezoned from the Residential (RS-6000) zoning classification to the Commercial (C-2) zoning classification

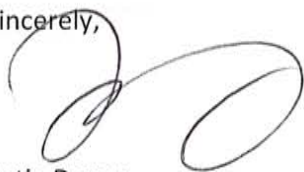
The site plan comports with the City's request for added parking, and agreement to use the swales (variance need acknowledged), and the revisions for the parking, landscape and sidewalks for the site. The parking was revised from that previously approved by the City Engineer to comport with a more safe configuration and increase the number of spaces to 6 plus the handicapped space. This has been discussed with the City Engineer and he verbally agreed this was a preferred configuration..

I have a contractor ready to perform this work (he applied for the permits previously). It is my hope that we can move this site plan approval forward at this time with the site work. The building is being evaluated for needed building improvements. Building permits will be pulled as needed but the envelope will not change.

I have asked that your checklist the following issue be addressed by my consultant per the attached documents. You may contact my consultant Dr. Fred Bloetscher directly with anything you need.

Should you have any questions, please let me know.

Sincerely,



Batia Dayan



LEGAL DESCRIPTION for the property at 4760 SW 42 Terrace in Dania Beach:

THE NORTH 66 FEET OF THE WEST 65 FEET OF THE EAST 315 FEET OF THE SOUTH 241 FEET OF THE SOUTH ½ TRACK 32 OF NEWMAN'S SURVEY IN SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, ACCORDING TO THE PLAT 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

City Requirements:

Completion of Application: All exhibits must be collated into individual sets...

RESPONSE: see attached site plan and accompanying documents. Included is the prior rezoning for the property, site, deed and survey.

Criteria Statement

RESPONSE - application is for a proposed tutoring center for up to 19 children with two tutors. Students will be dropped after school to the site. There will be no sign for the operation. The site has previously been rezoned to C-2. The proposed land use is permitted in a C2 zoning district.

The applicant agrees that the tutoring center will be owned and operated as an entity that is separate and distinct from the Learn and Smile center to the south, and that the two entities will not be combined, nor the properties combined or connected in the future. A fence will remain between the two properties.

There is no appeals included herein.

Survey – signed and sealed.

RESPONSE: Enclosed is a site survey (same as for the prior rezoning and site plan).

Building elevation

RESPONSE— no new structures are proposed. The existing elevation will remain the same. The area is in flood zone AE with a finished floor elevation of 7.0 feet for all new construction.

Conceptual Civil Plans

RESPONSE: see attached, includes parking, ADA space, landscaping buffer, fence (moved), and existing building that will be modified under separate building permit. No new structures are proposed.

Conceptual Floor Plans

RESPONSE: n/a – any alterations to the floor plan would come as a separate building permit application

New plats

RESPONSE: n/a – no new platting is proposed

Supporting documents

RESPONSE: the building was constructed in 1969 according to the Broward County Property Appraiser's Office. See attached information.

Signage:

RESPONSE: N/a - no signage is proposed

Fire Departments:

RESPONSE: see location of fire hydrant on attached. It is at SW 42nd Ave and Griffin Road, approximately 195 ft from the building.

Utilities:

RESPONSE: see attached site plan

Civil Plans:

RESPONSE: See attached site plan which includes water and sewer lines, power pole and services. The fire hydrant is shown. The only storm basin is on Griffin Road and not adjacent to the property, fire hydrants, storm basins, etc. There are no private or public easements on the site. The only changes proposed are for parking and driveways to comply with City codes and requirements.

Dimensioned Site Plan

RESPONSE: See attached for location of streets, existing structure, fences setbacks, parking, building area, parking calculation, etc. Note a variance for on-street parking is required. The City Engineer Ronnie Navarro has approved this revised parking plan verbally as an improvement over the prior plan for on-street parking, which he also approved. The proposed plan is much safer for cars and employees/children.

Landscape Plan:

RESPONSE: There are no trees to be removed. Plan shows proposed fence movement and landscaping buffer to comply with City codes and discussions with staff. Power pole is shown in red on plans.

Lighting Plan

RESPONSE: N/a - no new lighting is proposed.

Architectural Elevations

RESPONSE: N/a - There are no changes proposed for the structure

Paving, Grading and Drainage Plan

RESPONSE: N/a – the grade of the site will not be altered. Drainage will be in the form of pervious pavers beneath the parking spaces (see detail on site plan)

Projected Daily water demand:

RESPONSE: Water demands are estimated at 500 gpd

Floor Plan

RESPONSE: N/a – there are no exterior alterations. Any interior alterations required will be altered and will be permitted under a future building permit submittal

Traffic Study

RESPONSE: The proposed parking plan addressed the traffic issue from an improved perspective from the prior approved plan. There will be reduced conflict with through traffic and less double-parking due to expanded parking areas. The number of trips coming to the neighborhood is estimated at less than 30 as the tutored students will predominantly arrive via shuttle bus provided by the tutoring center.

Utilities Plan

RESPONSE: There are no additional water or sewer connections proposed. A backflow valve will be installed on the site service line as shown on the plans. Service line is in back.

Vacation Request

RESPONSE: n/a there are no requested vacations for this project

Roof Plan

RESPONSE: n/a - There is no proposed change to the existing structure.

Exterior Rendering:

RESPONSE: See attached photos

Fabric and Paint Swatches

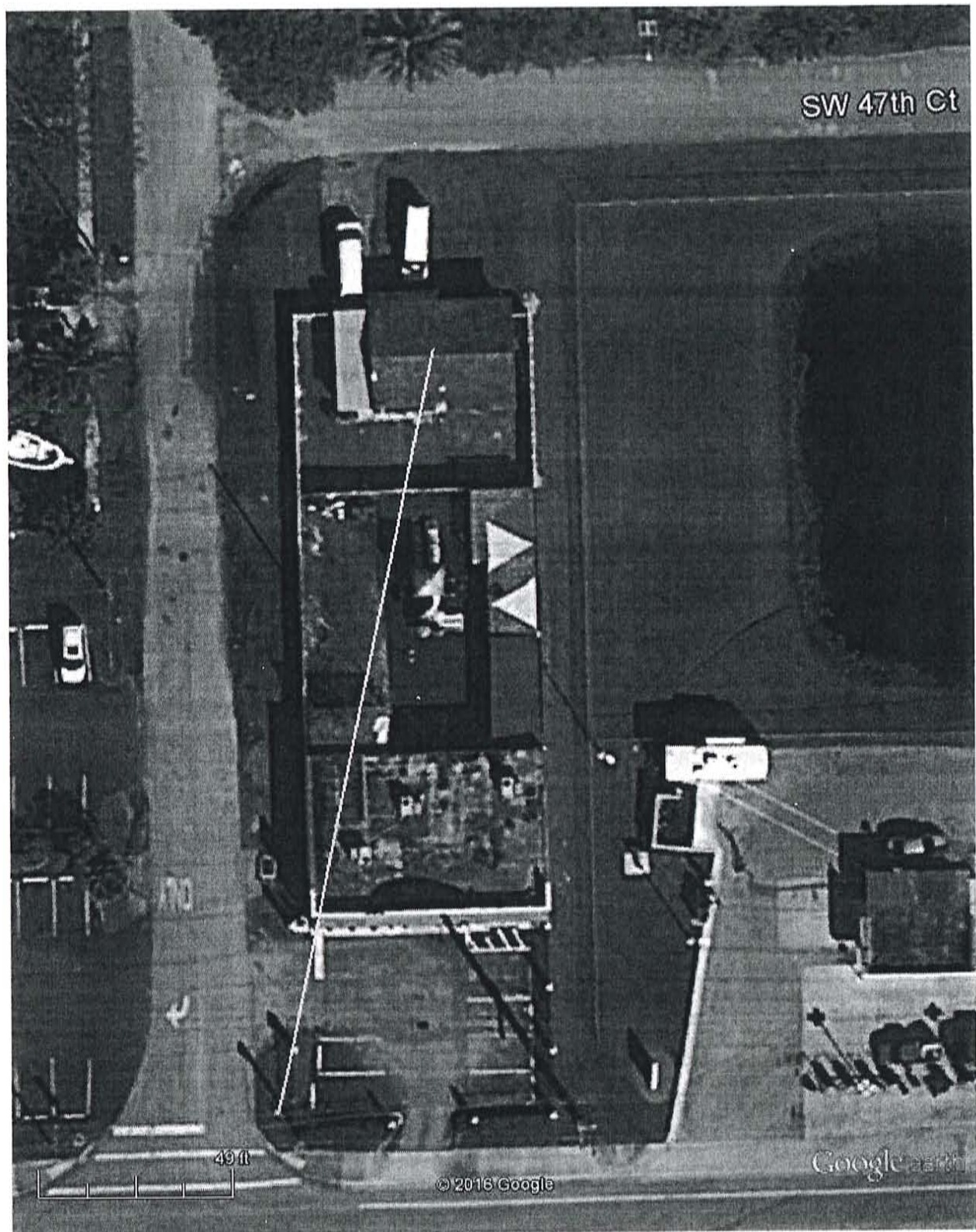
RESPONSE: N/a

CD Zip file

RESPONSE: included

Extended hours license for alcoholic Beverages

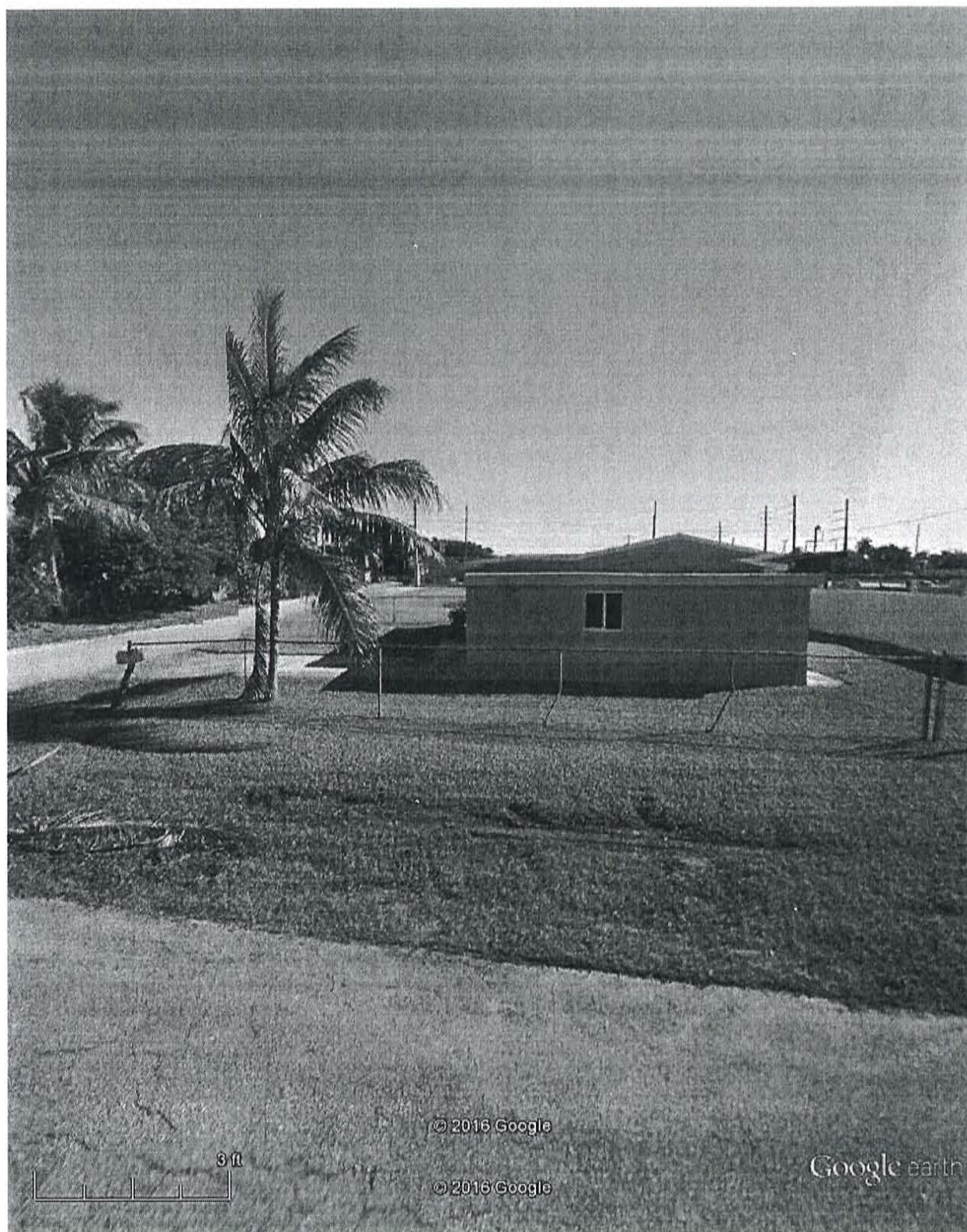
RESPONSE: N/a – no alcohol will be on premises



Fire hydrant 195 ft from building



Front view of building



Side view prior to fence construction in 2012.

LOCATION MAP OF SITE REQUEST

CITY OF DANIA BEACH
VA-52-09 - VA-53-09
BATIA DAYAN - LEARN AND SMILE
4233 GRIFFIN ROAD



SCALE: 1" = 20'

SCALE: 1" = 20'

LEGAL DESCRIPTION:

THE NORTH 66 FEET OF THE WEST 65 FEET OF THE EAST 115 FEET OF THE SOUTH 241 FEET OF THE SOUTH 1/2 OF TRACT 32 OF NEWMAN'S SURVEY IN SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, ACCORDING TO THE PLAT 2, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS:

4760 SW 42ND TERRACE DANIA, FL 33314

CERTIFIED TO:

4750 LLC

SURVEYORS NOTES:

1- OWNERSHIP IS SUBJECT TO OPINION OF TITLE
2- EXAMINATION OF THE ABSTRACT OF TITLE WILL
HAVE TO BE MADE TO DETERMINE RECORDED
INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
3- NO UNDERGROUND IMPROVEMENTS WERE LOCATED
4- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC
VERTICAL DATUM OF 1929 (UNLESS ASSUMED).
5- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN
IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY
PUBLIC RECORDS
6- LEGAL DESCRIPTION PROVIDED BY CLIENT
7- UNLESS OTHERWISE NOTED RECORDED AND MEASURED
DATA ARE IN SUBSTANTIAL AGREEMENT.
8- BEFORE ANY CONSTRUCTION THE SET BACKS
MUST BE CHECKED
9- THIS SURVEY IS FOR USE AS PER REQUEST
AND NOT FOR ANY OTHER PURPOSE.
10- FLOOD ZONE AE BASE 7.0' PANEL 0305
11- DATE OF FIELD WORK 05--28--2012

NORTH

CARIBBEAN REALTY SUPPORT SERVICES, INC.
LB 7360

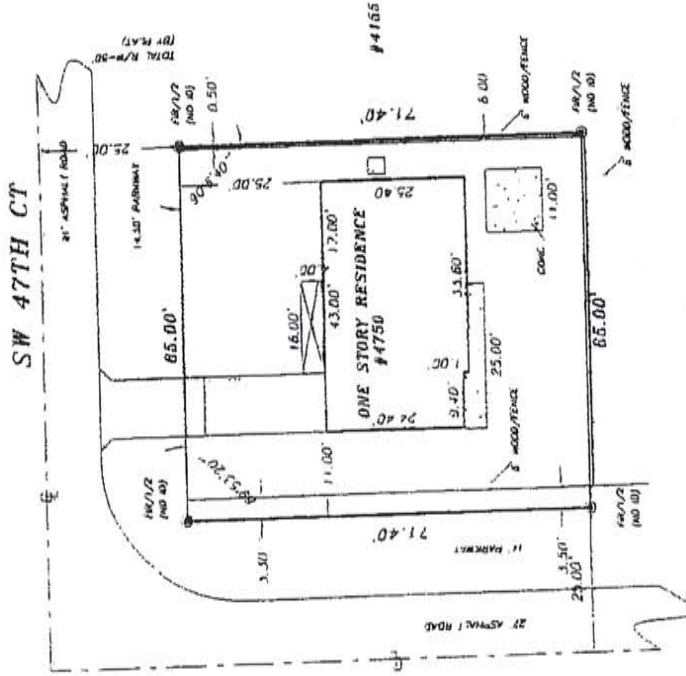
JOB # JR-4760-SW42
MIAMI DATE/MON/ROE
(305) 639-1100
FAX (305) 683-2900
PAIN BEACH
(561) 741-4260
FAX (561) 741-4259

DRAWN: C.L. BROWDER
(954) 455-0220
FAX (954) 458-7272
MARTIN/ST. LUCIE/INDIAN RIVER
(772) 398-6533
FAX (772) 398-6532

WESTCOAST OPERATIONS
COLLIER/LEE (239) 549-5911/FAX: (239) 549-5811
TOLL FREE STATE WIDE 1-866-261-CBIC
WWW.CARBREANMILTSUPPORT.COM

THE SURVEY SHOWN HEREON IS NOT VALID UNLESS THE SIGNATURE AND
PROFESSIONAL RASHER SEAL OF A LICENSED SURVEYOR AND MEMBER
OF THE SURVEYING BOARD OF THE STATE OF MISSISSIPPI IS
HEREON AFFIXED.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE ABOVE DESCRIBED PREMISES IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS ACCURATELY SURVEYED UNDER MY DIRECTION. IT IS ALSO MY PROFESSIONAL OPINION THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 46-11-1 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-12 OF THE FLORIDA STATUTES.



SM 24ND TER

8524

TOTAL K/A-50
(BY PLAN)[illegible]



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

DATE: January 8, 2013
TO: Robert Baldwin, City Manager
FROM: Marc LaFerrier, AICP, Director 
SUBJECT: **RZ-31-12/AF-32-12:** The applicant, Batia Dayan, on behalf of 4760 LLC., is requesting a rezoning and assignment of flex for the property located at 4760 SW 42 Terrace.

REZONING

To rezone the property from Residential (RS-6000) to Commercial (C-2).

ASSIGNMENT OF FLEX

To assign the property flex, changing the land use designation from Low (5) Residential to Commercial.

PROPERTY INFORMATION:

ZONING: Residential (RS-6000)
FUTURE LAND USE: Low (5) Residential

On December 11, 2012 the City Commission heard this item on second reading. At that time there was a motion to approve this item which failed due to a lack of a second for the motion and no vote was taken. Therefore, the City Commission took no action on the application request. At this time the applicant is requesting the City Commission reconsider the item.

The subject property is located on the north side of Griffin Road, immediately north of the applicant's daycare facility, Learn and Smile. Both properties are located immediately west of the Hess gasoline station. The applicant has owned the day care business since 2005. The facility currently has approximately 60 children. However, the applicant has represented, through a revised letter of intent, that the subject property will have no association with the existing day care facility.

REZONING

The applicant is requesting to rezone the property from RS-6000 to C-2. The C-2 designation would be consistent with the other two (2) properties on the block, which both front on Griffin Road. The subject property fronts on SW 42 Terrace.

Any business that may locate on the property will have to follow all City regulations including, but not limited to, obtaining a Business Tax Receipt and provide required parking, as identified in Chapter 28 of the City's Code of Ordinance.

ASSIGNMENT OF FLEX

The Future Land Use designation of the property is currently Low (5) Residential. In order to change the zoning to a commercial use, the underlying land use designation must be compatible. The applicant is requesting the assignment of 0.1 acres of Residential to Commercial flexibility assigned to the property, allowing it to be used for commercial uses.

The property is located in Flex Zone 81, which has a total of 56.6 acres of Residential to Commercial Flex available.

CITY COMMISSION PREVIOUS ACTION

On December 11, 2012 the City Commission heard this item on first reading but took no action.

On November 27 the City Commission heard this item on first reading.

On August 14, 2012, August 28, 2012, September 11, 2012 and October 23, 2012 the City Commission continued this item at staff's request.

PLANNING AND ZONING BOARD RECOMMENDATION

On July 18, 2012 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the request that would result in an expansion of the existing day care facility, provided the applicant addresses the parking prior to final approval of the rezoning and flex request. At the time of the Planning and Zoning Board hearing, the applicant agreed to record a restrictive covenant in the Broward County Public Record restricting the use of the property to day care and unify both properties through a unity of title. The applicant has since withdrawn that offer but has recently indicated that she may be willing to provide some use restrictions.

STAFF RECOMMENDATION

Approve.



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

Standard Zoning Ordinance Application



- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: Assignment of Flex

Date Rec'd: 5/30/2012

Petition No.: RZ-31-12

(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: 4760 SW 42nd Terrace, Dania FL 33314

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

Recorded Plat Name: _____

Folio Number(s): 5047-25-01-D622 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BATIA DAYAN

Address of Applicant: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

E-mail address: learnandsmile@yahoo.com

Name of Property Owner: BATIA DAYAN

Address of Property Owner: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

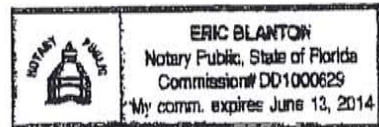
BEFORE ME THIS 22nd DAY OF May, 2012

By:

Bathia Dayan
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known _____ or Produced Identification ☒

Type of identification produced: _____ or Drivers License D 500-060-70-604-0

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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

Standard Development Application



- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: Assignment of Flex

Date Rec'd: 5/30/2012

Petition No.: AF-32-12

(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: 4760 SW 42nd Terrace, Dania FL 33314

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

Recorded Plat Name: _____

Folio Number(s): 5041-25-01-0622 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BATIA DAMAN

Address of Applicant: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

E-mail address: learnandsmile@yahoo.com

Name of Property Owner: BATIA DAMAN

Address of Property Owner: 4233 Griffin Rd.

Business Telephone: 9547928211 Home: _____ Fax: _____

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

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

Existing Use: _____ Proposed Use: _____

Flex

\$4000 plus \$100 per acre Portion of Acre
\$2500 Rezone from ? to ?
Res Commercial?

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: 20
(Owner / Agent signature*)

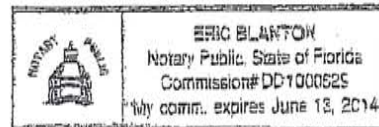
BEFORE ME THIS 22nd DAY OF May, 2012

By:

Bathia Dawan
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Eric Blanton
(Signature of Notary Public - State of Florida)



Personally known _____ or Produced Identification ☒

Type of identification produced: _____

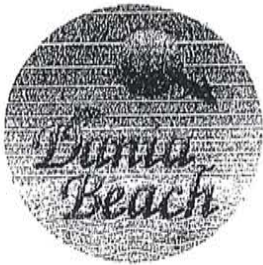
or Drivers License

D 50-20-70-604-0

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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BEFORE PROCESSING OCCURS.**



City of Dania Beach FLORIDA

October 2, 2012

Learn and Smile Day Care
Batia Dayan
4233 Griffin Road
Dania Beach, FL 33314

Re: Rezoning (RZ-31-12) and Assignment of Flex (AF-32-12).

Dear Ms. Dayan:

On May 30, 2012 you submitted an application to the City of Dania Beach for a rezoning and assignment of flex for the property located at 4760 SW 42 Terrace in Dania Beach.

The application request has now been continued by the City Commission three (3) times, on August 14, 2012, August 28, 2012 and September 11, 2012 to allow you the opportunity to address the existing non-conforming status of the property by providing the required parking as determined by the City's Code of Ordinances. During this time the Community Development staff have met with you and your architect on numerous occasions in an effort to provide any assistance possible in resolving your issue.

At this time we are requesting you to notify us how you would like to proceed. Based on our review of your project several resolutions, which we discussed with you, that would allow you to address the non-conforming status of your property:

1. Provide all required parking spaces, as required by the City's Code of Ordinances, Chapter 28, Section 265-50, on site; or
2. Provide all required parking spaces through a combination of on site parking and an off-site parking agreement. The off-site parking agreement will have to follow all of the regulations identified in the City's Code of Ordinances, Chapter 28, Section 265-80 which requires any such agreement to be in perpetuity and to be recording in the Broward County Public Records; or
3. Propose alternative parking standards as provided for in the City's Code of Ordinance, Chapter 28, Section 265-60. Any proposed alternative parking standard must be reviewed and recommended by City staff and approved by the City Commission; or

"Broward's First City"

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 Phone: (954) 925-2200 www.daniabeachfl.gov

4. Request a parking variance, in combination with one of the options described above, to waive the least number of spaces necessary to be consistent with the City's Code of Ordinances, Chapter 28, Section 265-50. Hardship and vehicle/pedestrian circulation will be examined with the variance request. This option may include additional conditions.

In addition, it has been observed by Public Services and the Broward Sheriff's Office that the current parking and traffic circulation conditions at the existing facility are often a traffic hazard and unsafe. Therefore, we are asking that you proceed with resolving the non-conforming status of the property concurrently with the request to rezone and assign flex to the property.

We need a response from you let us know how you would like to proceed in writing on or before October 15, 2012. In you need additional time, please identify such a request in writing as well. If no response is provided, we will proceed with the public hearing in front of the City Commission on October 23, 2012 with a recommendation of denial.

As always, please feel free to contact me at (954) 924-6805, extension 3643.

Sincerely,



Marc LaFerrier, AICP
Community Development Division Director

CC: File

Lajoie, Corinne

From: Graham, Randy [Randy_Graham@sheriff.org]

Sent: Thursday, September 06, 2012 1:38 PM

To: Lajoie, Corinne

Subject: RE: daycare expansion

I just back from 3 weeks vacation so I'm not sure if this is to late or not. The parking or crossing in the street is a real safety concern for me on this.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]

Sent: Thursday, August 16, 2012 12:51 PM

To: Navarro, Ronnie; Graham, Randy; 'Randy_Graham_@sheriff.org'

Subject: daycare expansion

Importance: High

The Learn and Smile daycare on Griffin Road, just west of the Hess gas station, is wanting to expand to the property to the north (shown below in read). I have concerns as they day care only has 6 parking spaces and it appears the majority of the parking occurs in the swale along SW 42 Terrace, as you can see in the aerial below.

The Zoning Code allows them to utilize an shared parking agreement with a neighboring property, which the applicant is currently trying to pursue, but I am not totally comfortable with that either, as it will require parents and children to cross SW 42 Terrace to gain access to the day care.

Please provide your comments on this matter ASAP as I have to get my staff report to the City Manager tomorrow.
Thanks.



Corinne Lajoie, AICP, LEED Green Associate



Lajoie, Corinne

From: Bell, Connie [Connie_Bell@sheriff.org]

Sent: Friday, August 17, 2012 11:01 AM

To: Lajoie, Corinne

Subject: RE: daycare expansion

Good Morning Corinne, as per our conversation, the parking situation at the Learn and Smile day care center is horrendous. The parents of the students have no safe parking solution when dropping off or picking up there children daily.

Detective Connie Y. Bell

**Crime Prevention Unit
Broward Sheriff Office
Dania Beach, Florida
(954) 518-0159**



People in Service with Integrity

Connie_Bell@sheriff.org

Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

From: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]

Sent: Friday, August 17, 2012 10:48 AM

To: Bell, Connie

Subject: FW: daycare expansion

Importance: High

Hello, as I mentioned in the voice mail message I left for you, I need your recommendation regarding traffic circulation and parking on this site.

8/17/2012



City of Dania Beach

Department of Public Services

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

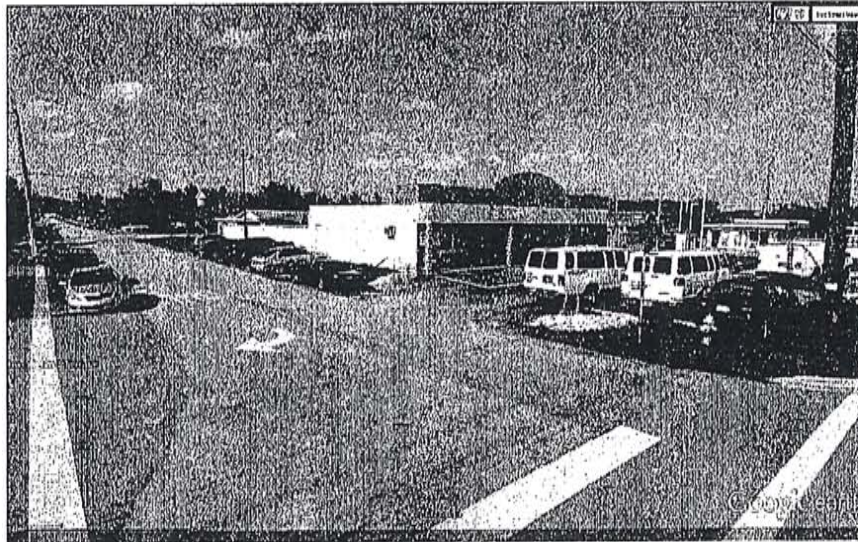
MEMORANDUM

TO: Marc LaFerrier, AICP
Community Development Director

FROM: Ronnie S. Navarro, P.E.,
City Engineer

DATE: October 3, 2012

SUBJECT: Proposed Learn and Smile Expansion



Based on the above picture, the existing facility is in dire need of adequate parking. Available parking on site is not adequate to meet current demand. Parking on the swale and allowing children to walk alongside the travelway is dangerous and unsafe for both pedestrians and motorists and should therefore be discouraged.

Public Services Department has no objection with the planned expansion as long as parking concerns are adequately addressed. Off-street parking facilities should meet present and future requirements as mandated by the City's code of ordinances.

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 24" X 26", all others can be 11" X 17"
Completed application. All required exhibits must be collated in individual sets. Full sized plans submitted shall be signed and sealed by an architect registered in the State of Florida, and other appropriate design professionals, at least 2 is required. The applicant of record or their authorized legal agent shall present projects to the pertinent board.	6	6	10	2 plus one digital copy
Criteria Statement – a written statement identifying how the request is consistent with all of the applicable criteria found in the Zoning Code, for the applicable action indicated below: ☐ Sign variance ☐ Variance ☐ Special Exception ☐ Design Review ☐ Rezoning ☐ Appeal of an Administrative Decision	2	10	2 plus one digital copy	
Survey - at least one must be signed, sealed, dated & drawn to scale. Must identify width of all adjacent right-of-way, existing natural features, topography, vegetation, existing paving, existing structures, water bodies, easements and encumbrances in surveyor's notes and in sketch. The full legal description, including section, township & range.	6	6	10	2 plus one digital copy
Building elevation	6			
Conceptual Civil Plans	6	6	10	2 plus one digital copy
Conceptual Floor Plans	6			
Copy of Plat; if applicable	6	6	10	2 plus one digital copy
New Plats – ☐ Total site area ☐ Total number of units and type of units	6	6	10	2 plus one digital copy
Appraisal – (if applicable) no more than 60 days old.				
Supporting documentation (if applicable) verifying the age of the structure, which is obtainable through city archives, the County Property Appraisers Office, or other.				

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST Signage – must include <u>ALL</u> of the following for all existing and proposed signage: ☐ Location ☐ Materials ☐ Dimensions ☐ Methods of illumination ☐ Method of attachment If specific signs are not proposed for the project, the applicant must present a sign program which will address all future signs on the site. Fire Department – ☐ Show location of fire lanes on site plan. ☐ Identify width of fire access roads and type of drive surface. ☐ Show all turning radii, not to be less than 38' inside and 50' outside for truck access. ☐ Civil plans with fire main size and location, as well as hydrants. Public Services – ☐ Perimeter utility easement to be shown on the drawings existing utilities (Please contact Public Services Department regarding minimum easement width). ☐ Show all road rights-of-way with dimensions clearly marked. ☐ An application for final site plan approval which abuts a State Road shall be accompanied by a valid Pre-Application approval letter from the FDOT. ☐ Provider of water & sanitary facilities. Utility agreement for water and sewer line extension, if applicable. Civil Plans – ☐ Show all property boundaries with linear bearings & distances, curve boundary information and the building setbacks. ☐ Show all water lines, sanitary water lines, services, cleanouts, valves, hydrants w/ 100', water meter vaults, backflow preventers, storm sewer systems, catch basins, headwalls, junction boxes, other structures, ditches and swales. ☐ Show & label all easements, both public and private, w/location & width. Define all easements by centerline bearings, distances & ties to property corners or page book & deed reference.	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"
	2		10	2 plus one digital copy
	6		10	2 plus one digital copy
	6		10	2 plus one digital copy
	6		10	2 plus one digital copy

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"
Dimensioned Site Plan—The Site Plan must including ALL the following information: ☐ Location of existing and proposed structures, including floor plans, use & height ☐ Location of streets & waterways ☐ Grades or contours ☐ Location & character of all facilities for waste disposal ☐ Setbacks from all structures to property lines ☐ Location of all signs and light fixtures ☐ Detail of all paving and striping, including curb cuts, driveways, parking and loading areas ☐ Location, height, detail and general character of walls, fences and dumpsters ☐ Any lines of jurisdiction, such as: bulkhead line, Erosion Control line, easements and Coastal Construction Control Line ☐ Tabulation of the number of dwelling units, office/retail area ☐ Square footage of building area (existing and proposed) ☐ Parking calculation Location map shall be provide on the Site Plan.	6	6	10	2 plus one digital copy
Dimensioned Landscape Plan – The Landscape Plan must include: ☐ Location, size and species of all <u>existing</u> and <u>proposed</u> plant material ☐ Location of all walls, fences, decks, patios, walkways and site features, <u>existing trees</u> to be removal or relocation ☐ Must provide irrigation plans showing 100% irrigation will be provided, as per code. ☐ Must show location of all utility poles and power lines IN RED on plans.	6	6	10	2 plus one digital copy
Lighting Plan – must include: ☐ All exterior lighting on the structure and throughout the site, particularly at building entrance and property lines. ☐ Manufacture's cut sheet or design details of all fixtures. ☐ Foot Candle levels AT PROPERTY LINE (not to exceed .5 at property line).	6	6	10	2 plus one digital copy

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST Dimensioned Architectural Elevations – The Site Plan must include <u>ALL</u> of the following: ☐ Elevations of all sides of building ☐ Textures ☐ Materials ☐ Colors ☐ Window design ☐ Ornamental architectural elements ☐ Overall height as well as mean roof height and vertical height of any port-cochere or drive through canopies. ☐ Orientation of the elevation shall be noted as a compass direction and not "front, rear, side" ☐ Hurricane protection method: ☐ Shutters: provide plans and product information sheets ☐ Impact resistant windows: Identify on elevation ☐ One elevation shall be submitted showing the height & massing of surrounding structures. Paving, Grading & Drainage Plan – ☐ Provide preliminary grading plan. ☐ Provide preliminary storm drainage layout plan, which shows basic drainage locations with indicative pipe & structures sizes. Locations of all drainage features & retention areas, if any. ☐ Provide preliminary storm drainage easement size & locations. ☐ Provide typical sections for proposed surface drainage (ditches, swales, retention/detention areas, etc.) ☐ Provide finished floor elevations for all structures. Projected daily water demand for the project	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 24" X 26", all others can be 11" X 17"
	6		10	10
	6		10	2 plus one digital copy
	3			
Dimensioned floor plan-including use of all existing and proposed interior spaces. Traffic Study – ☐ illustrating peak time & traffic flow ☐ number of trips on primary roadways ☐ secondary roadways.	6		10	2 plus one digital copy

DOCUMENT	Staff Review Pre-App.	Staff Review Site Plan	Planning & Zoning Bd	City Commission
REQUIRED DOCUMENTATION CHECK LIST	# rec'd; must be 24" X 36" in size	# rec'd; must be 24" X 36" in size	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"	# req'd; must provide at least 2 24" X 26", all others can be 11" X 17"
Utilities Plan – ☐ Existing & proposed fire hydrant locations, fire lanes & fire dept. connection. ☐ Designate the location of all proposed connection to water & sewer mains. ☐ Show all water & sewer easements. ☐ Show all valves, manholes, sewer cleanouts, hydrants, meters & sizes. ☐ Fire Marshal Show all backflow prevention devices. ☐ All food service dumpsters & compactors are required to have drains to a sanitary sewer.	6	6	10	2 plus one digital copy
Vacation request – must include a letter of recommendation each from the following: ☐ Broward Sheriff's Office ☐ Fire Marshal ☐ Public Services ☐ Any other utilities, including but not limited to FPL, BellSo., Cable, etc.	2	2	10	2 plus one digital copy
Roof Plan – showing detail of structures and location of mechanical equipment.	6	6		
Color drawings or photograph of rendering of all elevations of structures		2	10	2 plus one digital copy
Fabric and paint swatches. The swatches shall be retained in the City's file.			10	2 plus one digital copy
CD zip file containing elevations, floor plan, and color elevation saved in jpeg or AutoCad format.			1	
Extended Hours License for Alcoholic Beverage Establishments ☐ Copy of establishments menu ☐ Copy of current city and county occupational license ☐ Proof of participation of the Responsible Vendor Program ☐ Copy of the current liquor license			10	2 plus one digital copy
Updated 6/1/12				

ORDINANCE NO. 2012-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY BATIA DAYAN ON BEHALF OF 4760 LLC, FOR A REZONING AND FLEX ALLOCATION FOR PROPERTY LOCATED AT 4760 SW 42 TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, FOR PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A"; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM RESIDENTIAL (RS-6000) TO COMMERCIAL (C-2) AND ASSIGNING A COMMERCIAL LAND USE DESIGNATION, SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the local planning agency, has reviewed this Ordinance; and

WHEREAS, the City Commission has considered this Ordinance at a duly noticed public hearing according to law;

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

Section 1. That the rezoning request (RZ-31-12) filed by Batia Dayan, representing 4760 LLC, for property located at 4760 SW 42 Terrace in Dania Beach, is granted, and the property is rezoned from the Residential (RS-6000) zoning classification to the Commercial (C-2) zoning classification. Copies of the legal description for the property located at 4760 SW 42 Terrace is attached as Exhibit "A", and the rezoning request is attached as Exhibit "B", respectively, both of which are made a part of and incorporated into this Ordinance by this reference.

Section 2. That the Assignment of Flex (AF-32-12) filed by Batia Dayan, representing 4760 LLC, for the property is also granted, and the property land use designation is changed from Low (5) Residential to Commercial; a copy of the Assignment of Flex is attached as Exhibit "C", and it is made a part of and incorporated into this Ordinance by this reference.

Section 3. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 5. That this Ordinance shall be effective immediately upon its passage and adoption.

PASSED on first reading on November 27, 2012.

PASSED AND ADOPTED on second reading on January 8, 2013.

ATTEST:

Louise Stilson

LOUISE STILSON, CMC
CITY CLERK

Walter B. Duke III

WALTER B. DUKE III
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro

THOMAS J. ANSBRO
CITY ATTORNEY



"Exhibit A"

LEGAL DESCRIPTION:

THE NORTH 66 FEET OF THE WEST 65 FEET OF THE EAST 315 FEET OF THE SOUTH 241 FEET OF THE SOUTH ½ TRACK 32 OF NEWMAN'S SURVEY IN SECTION 25, TOWNSHIP 50, SOUTH RANGE 41 EAST, ACCORDING TO THE PLAT 2, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Batia Dayan

4760 SW 42 Terrace

Dania, FL 33314

To: City of Dania Beach

From: Batia Dayan

RE: ARTICLE 645. REZONING 4760 SW 42 Terrace , Dania, FL 33314

To whom it may concern,

I am requesting to change the zoning of 4760 SW Terrace, Dania, FL 33314 from residential to commercial C-2. **The following property is the only residential lot on a Commercial block and is separated by a main street by all residential properties. The change of zoning from Residential to Commercial will result in the proper zoning of the property and will conclude in the entire block being Commercial.**

The current zoning of the property is residential, holding the property back from gaining full potential which will increase the overall value and revenue to the city.

Sincerely,

Batia Dayan

Batia Dayan

4233 Griffin Road

Dania, FL 33314

To: City of Dania Beach

From: Batia Dayan

RE: **ARTICLE 645. REZONING** **4760 SW 42 Terrace , Dania, FL 33314**

Sec. 645-40. Review criteria; City commission action.

A. Application for a rezoning shall be reviewed in accordance with the following criteria:

(1) The request is consistent with the city's comprehensive plan;

It is not consistent. The comprehensive plan is residential which cuts across existing commercial development. The entire block is commercial

(2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission;

There are no current plans for this area. However, the west side master plan envisions a widening of the commercial property along Griffin Road.

(3) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby district;

a. The request furthers the city's adopted community Redevelopment Plan,

a. Not applicable

b. An error or ambiguity must be corrected;

b. The following property is the only residential lot on a Commercial block and is separated by a main street by all residential properties.

c. that there exists changed or changing conditions which make approval of the request appropriated;

c. The change of zoning from Residential to Commercial will result in the proper zoning of the property and will conclude in the entire block being Commercial.

d. that substantial reasons exist why the property cannot be used in accordance with the existing zoning;

d. The current zoning of the property is residential, holding the property back from gaining full potential which will increase the overall value and revenue to the city.

e. that the rezoning is appropriate for the orderly development of the city and is compatible with existing adjacent land use, and planned adjacent land uses

The land is situated on a corner and is separated by a main road from all residential housing.

It is the only residential property on a commercial C-2 block.



City of Dania Beach

Department of Public Services

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

MEMORANDUM

TO: Marc LaFerrier, AICP
Community Development Director

FROM: Ronnie S. Navarro, P.E.,
City Engineer

DATE: October 3, 2012

SUBJECT: Proposed Learn and Smile Expansion



Based on the above picture, the existing facility is in dire need of adequate parking. Available parking on site is not adequate to meet current demand. Parking on the swale and allowing children to walk alongside the travelway is dangerous and unsafe for both pedestrians and motorists and should therefore be discouraged.

Public Services Department has no objection with the planned expansion as long as parking concerns are adequately addressed. Off-street parking facilities should meet present and future requirements as mandated by the City's code of ordinances.

This Document Prepared By and Return to:
Bernard Feldman
Hollywood Title Services LLC
5650 Stirling Road
Hollywood Florida 33021
954-929-9990

Parcel ID Number: 504125010622

Warranty Deed

This Indenture, Made this 28th day of February, 2012 A.D., Between
US IL 043 LLC, a Florida limited liability company

of the County of Broward, State of Florida, grantor, and
4760 LLC, a Florida limited liability company

whose address is: 4760 SW 42nd Terrace, Dania Fl 33314

of the County of, State of ania Fl, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

The North 66 feet of the West 65 feet of the East 315 feet of the South 241 feet of the South 1/2 of tract 32 of Newman's Survey in Section 25, Township 50 South, Range 41 East, according to the Plat
(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

US IL 043 LLC, a Florida limited liability company

Printed Name: Bernard Feldman
Witness

By: Charles C. Bitton (Seal)

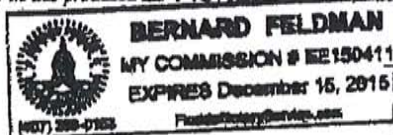
Charles C. Bitton, Manager
P.O. Address: 4841 Pembroke Road, Hollywood, FL 33021

Printed Name: Danna Bitton
Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28th day of February, 2012 by
Charles C. Bitton, Manager of US IL 043 LLC, a Florida limited liability company

he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: Bernard Feldman
Notary Public

My Commission Expires:

Warranty Deed - Page 2

Parcel ID Number: 504125010622

thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Broward County, Florida, all lying and being in Broward County, Florida.

4760 SW 42nd Terrace, Davie, Florida 33314



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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 12/16/16
 Site Plan Application #: SP-65-16
 Name of Project/Development: Batin Dayan Tutoring Center
 Address of Project/Development: 4760 SW 42nd Terrace Dania Beach FL 33014
 Owner/Agent: Frederick Bloetscher / Batin Dayan Owner
 Design Professional of Record: Frederick Bloetscher
 Water Purveyor: Broward County
 Water Purveyor Address: 2555 Copans Rd Pompano Beach FL 33069

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is III in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 375 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

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

Signature - Owner/Agent/Occupant:

Date

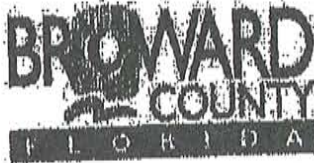
Signature - Design Professional of Record

Date



FILE COPY

11-14-16



BOARD OF COUNTY COMMISSIONERS
 WATER AND WASTEWATER SERVICES (WWS)
 2555 W. COPANS RD., BLDG. 1
 POMPANO BEACH FL 33069
 (954) 831-3250 FAX (954) 831-0789



FIRE HYDRANT PRESSURE & FLOW TEST APPLICATION

Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment. Please include a map or sketch illustrating the location of the testing area or hydrants to be tested.

(1) APPLICATION FOR:

- ☒ 24-Hour Pressure Test with Chart Reading.....\$150.00
- ☐ Pressure and Flow Test including 24 hour chart recording.....\$200.00
- ☐ Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Fred Bloetscher Contact Person

(3) COMPANY NAME: PUMPS, Inc

(4) MAILING ADDRESS: PO Box 221990 Hollywood FL
Number, Street, City, State and Zip Code

(5) LOCATION ADDRESS: 4760 SW 42nd Ave Dania Beach FL 33014
Number, Street, City, and Zip Code

(6) PHONE NO: 734 253 2023 FAX NO: 954 581 5076

(7) E-MAIL ADDRESS: h2o_mor@bellsouth.net

(8) SIGNATURE: [Signature] DATE: 11/24/16

Allow a maximum of ten (10) working days to be notified of results of test(s).
 Customer is contacted by phone.

APPLICATION PACKAGE CAN BE SUBMITTED BY:

Mail: Broward County WWS
 PO Box 669300
 Pompano Beach, FL 33066-9300

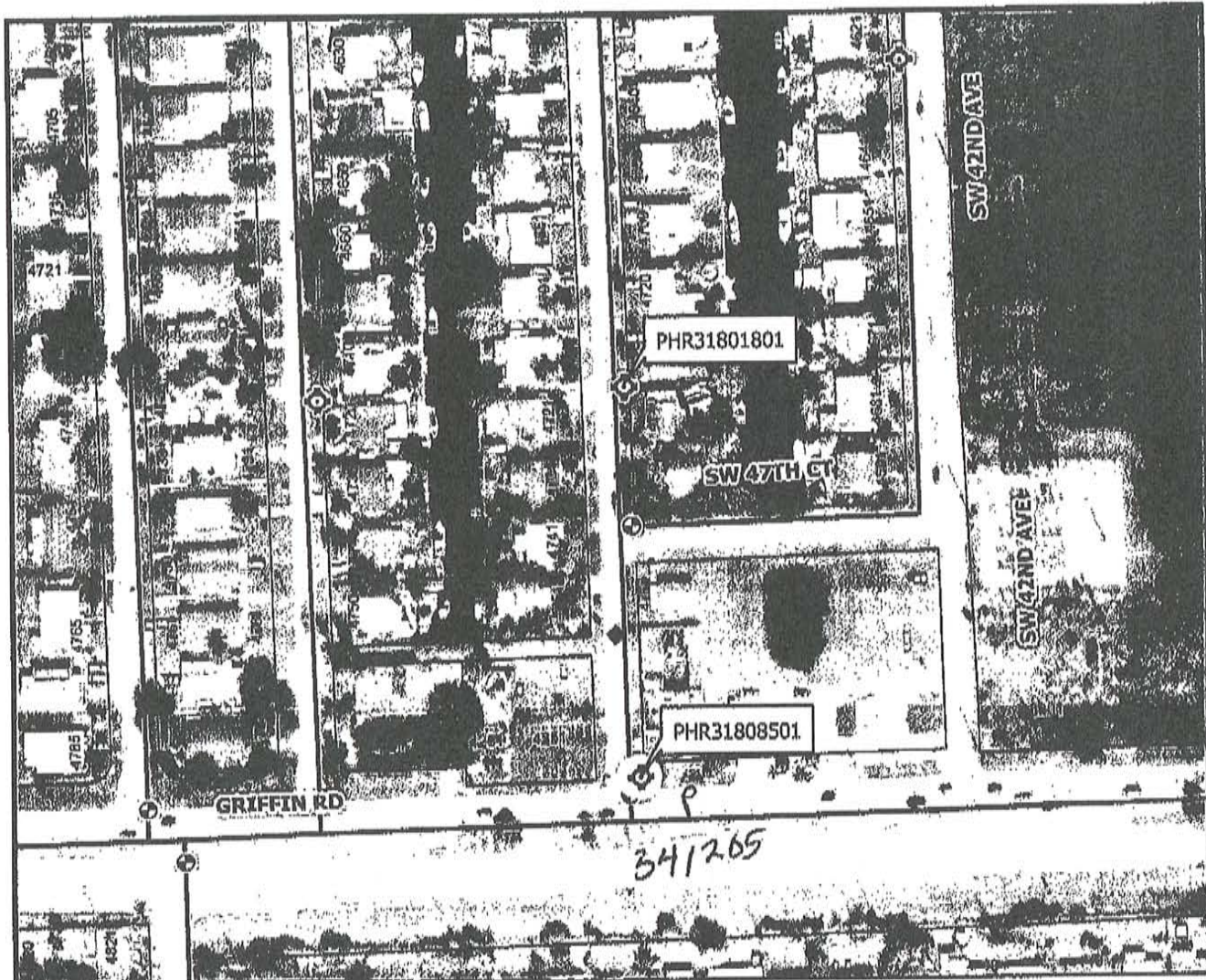
In Person: Broward County WWS
 Customer Service Office
 2555 W. Copans Rd., Bldg. 1
 Pompano Beach, FL 33069

MAKE CHECKS PAYABLE TO: Broward County WWS

RCVD BY: [Signature]
 DATE RECEIVED

NOV 02 2016

CHECK #: 2315
 AMOUNT: \$ 150.00



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31808501
Anti-Terrorist Valve	Not Known
District	PHRD3A
UAZ	318
Location	4233 SW 42 Ter
Cross Street	Griffin Rd
City	Dania Beach
Zip Code	33314
State Plane Northing	629,391
State Plane Easting	917,853
X/Y Source	Survey
Year Installed	1963
Operational Status	Operational
Comments	



Data Date: 10-21-2016 at 15:22:44
 BCWWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1IN = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.

PUMPS INC
 4760 SW 42 TERRACE
 WO -773621

Approx. Scale: 1 inch = 200 feet



[One Inch At Original Size]

917824:629684



Public Works Department
WATER AND WASTEWATER SERVICES
2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 11/21/2016

WORK ORDER: 773621

CUSTOMER NAME: PUMPS INC

PHONE # 239-250-2423 FAX# 954-581-5076

LOCATION: 4233 SW 42 TER Dania Beach FL33314

HYDRANT #1: PHR31808501 LOGGER SN# 341205

HYDRANT #2: PHR31801801 LOGGER SN# 341202

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	11/21/2016	10:05:25 AM	75.71 PSI
RESIDUAL	11/21/2016	10:12:15 AM	71.13 PSI

HYDRANT # 2	DATE	TIME	
FLOW	11/21/2016	10:12:15 AM	1,028.0 GPM
PRESSURE	11/21/2016	10:12:15 AM	71.13 PSI

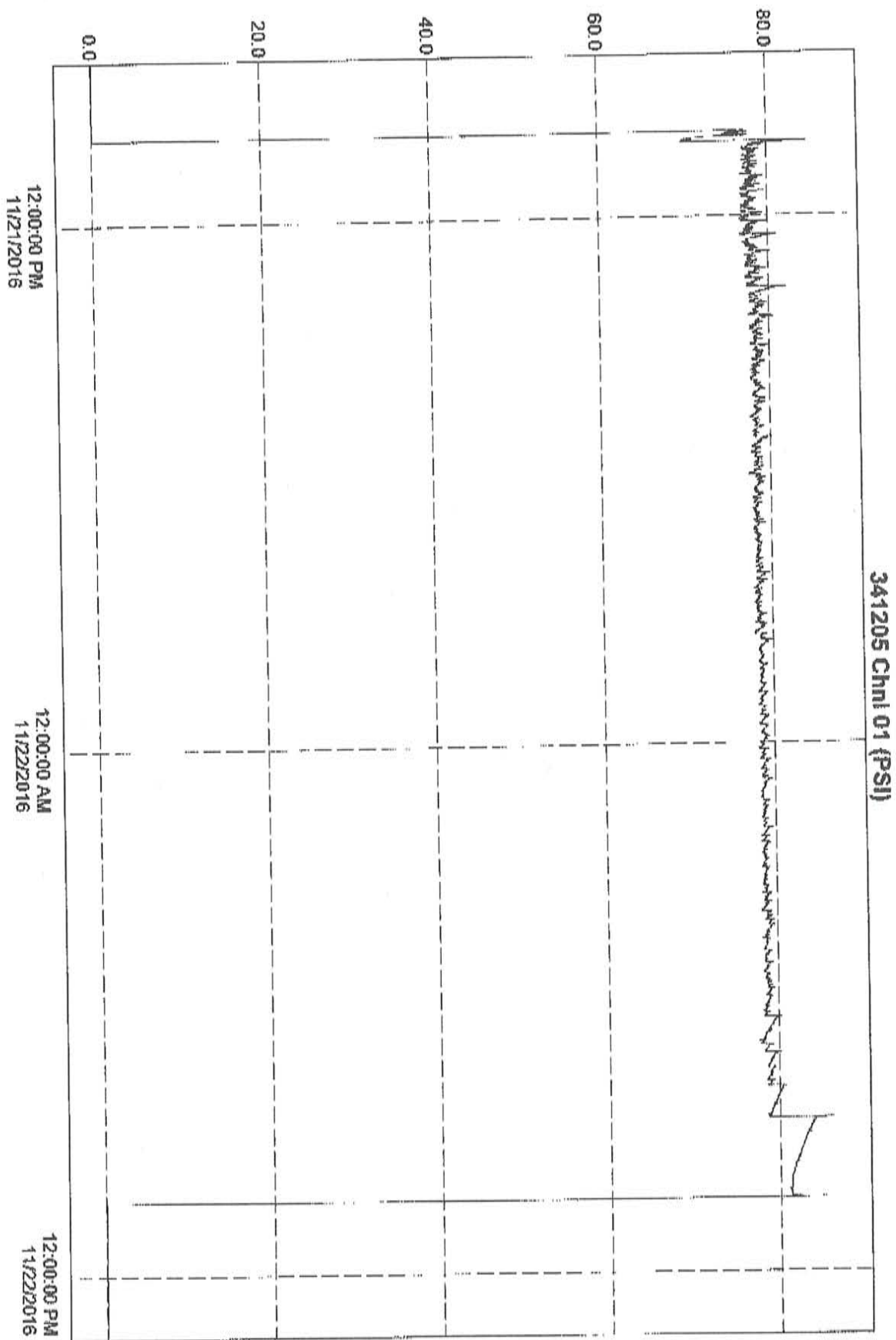
Flow calculated with a discharge coefficient of .90

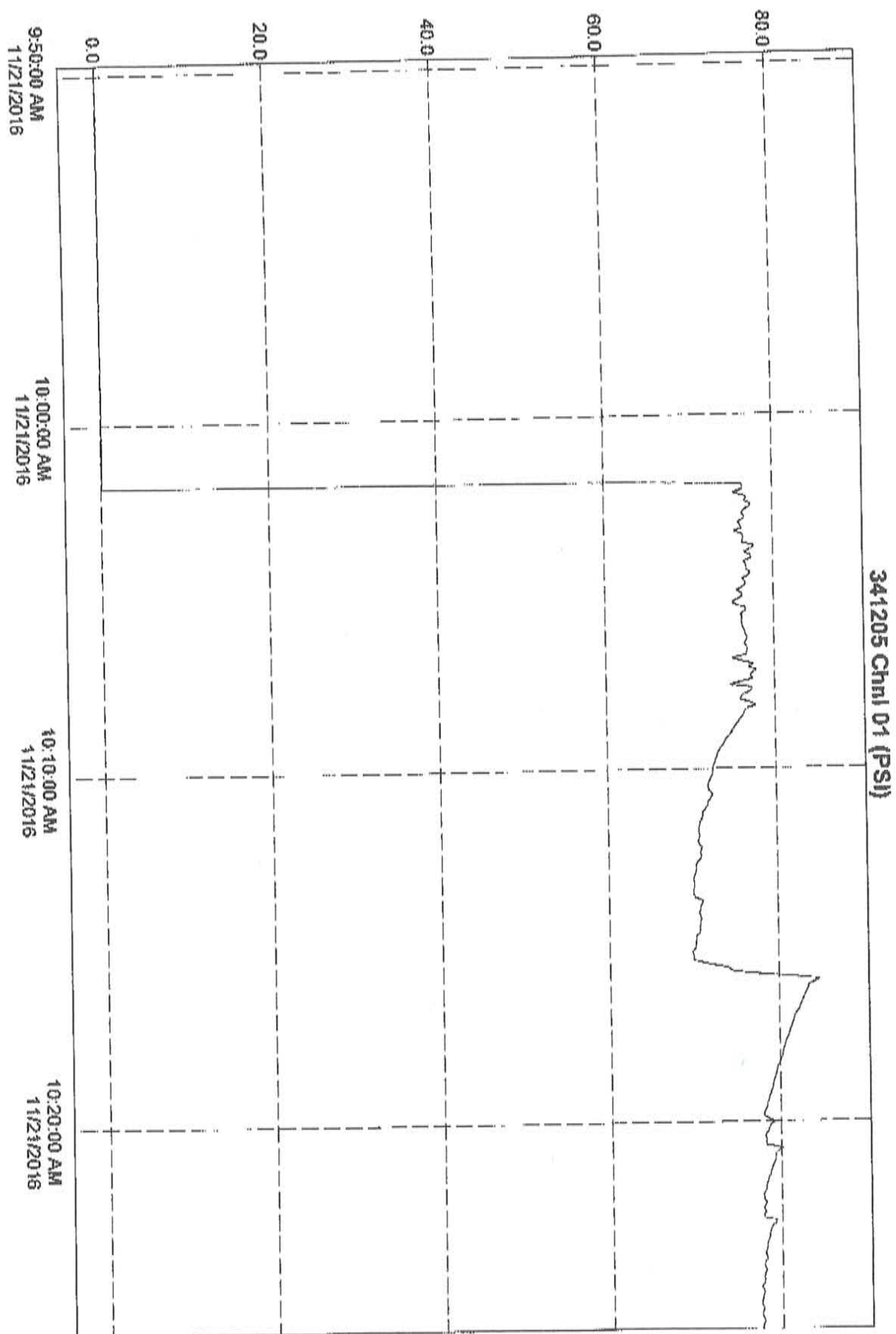
EQUIPMENT USED:

TELOGER model HPR-31 SN# 341205

TELOGER model HPR-31 SN# 341202

POLLARD DIFFUSER 2.5 in





Telogers for Windows 4.05 Build: 840 printed this table on 11/22/2016 1:54:27 PM

Page 1

Channel Plot 1:

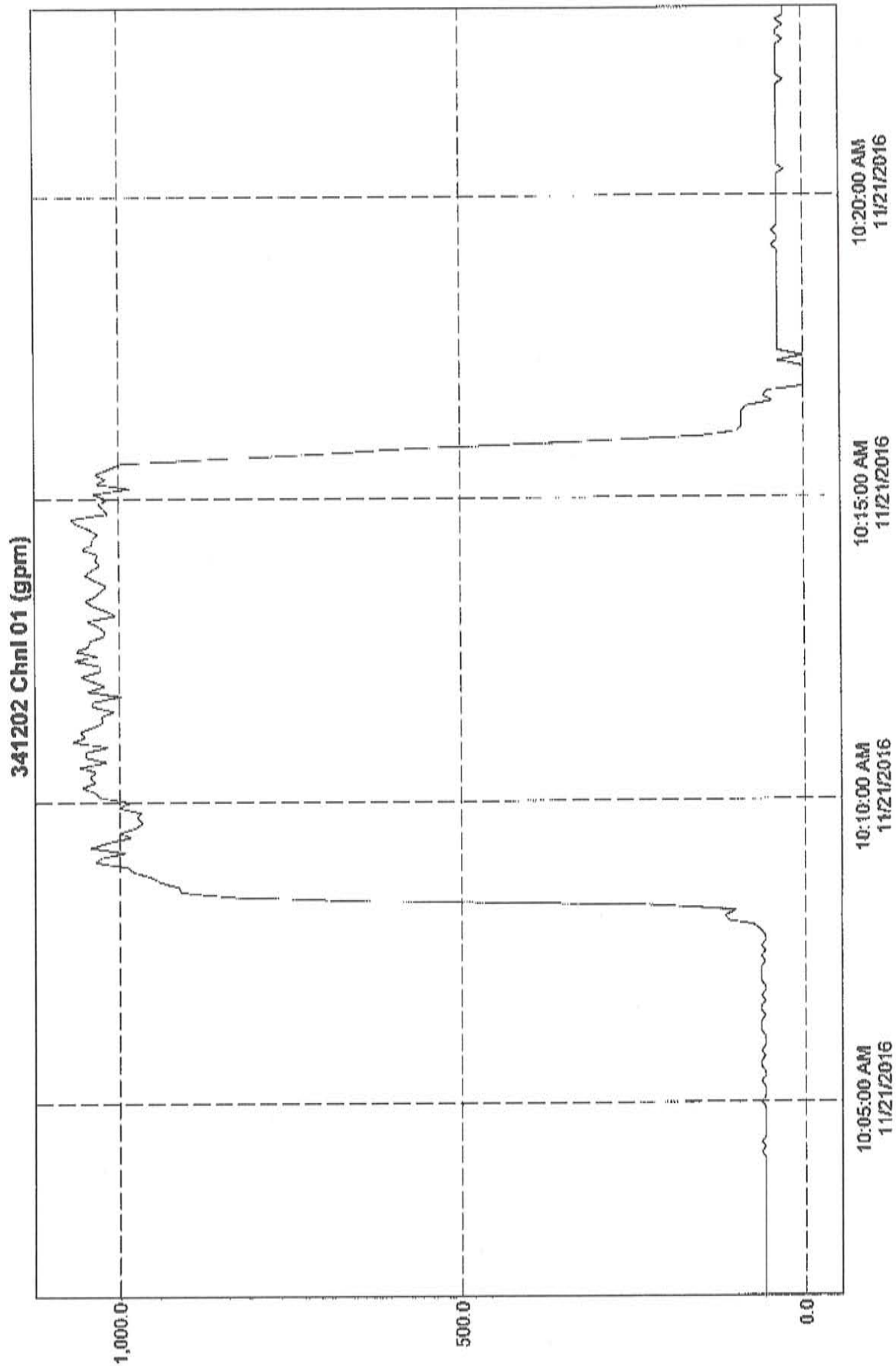
	Time	341205 Chnl 01 Avg
1288	11/21/2016 10:04:00 AM	77.30891
1289	11/21/2016 10:04:05 AM	77.42125
1290	11/21/2016 10:04:10 AM	76.52259
1291	11/21/2016 10:04:15 AM	76.74725
1292	11/21/2016 10:04:20 AM	76.80342
1293	11/21/2016 10:04:25 AM	76.80342
1294	11/21/2016 10:04:30 AM	77.30891
1295	11/21/2016 10:04:35 AM	76.94383
1296	11/21/2016 10:04:40 AM	76.32601
1297	11/21/2016 10:04:45 AM	76.663
1298	11/21/2016 10:04:50 AM	76.74725
1299	11/21/2016 10:04:55 AM	76.24176
1300	11/21/2016 10:05:00 AM	75.62393
1301	11/21/2016 10:05:05 AM	76.26984
1302	11/21/2016 10:05:10 AM	76.32601
1303	11/21/2016 10:05:15 AM	75.56776
1304	11/21/2016 10:05:20 AM	75.11844
1305	11/21/2016 10:05:25 AM	75.70818
1306	11/21/2016 10:05:30 AM	76.71917
1307	11/21/2016 10:05:35 AM	76.663
1308	11/21/2016 10:05:40 AM	76.10134
1309	11/21/2016 10:05:45 AM	76.26984
1310	11/21/2016 10:05:50 AM	76.15751
1311	11/21/2016 10:05:55 AM	76.21368
1312	11/21/2016 10:06:00 AM	76.24176
1313	11/21/2016 10:06:05 AM	76.43834
1314	11/21/2016 10:06:10 AM	76.57876
1315	11/21/2016 10:06:15 AM	76.63492
1316	11/21/2016 10:06:20 AM	76.80342
1317	11/21/2016 10:06:25 AM	76.71917
1318	11/21/2016 10:06:30 AM	76.46642
1319	11/21/2016 10:06:35 AM	76.74725
1320	11/21/2016 10:06:40 AM	76.8315
1321	11/21/2016 10:06:45 AM	76.77534
1322	11/21/2016 10:06:50 AM	76.60683
1323	11/21/2016 10:06:55 AM	74.97802
1324	11/21/2016 10:07:00 AM	76.12943

Telogers for Windows 4.05 Build: 840 printed this table on 11/22/2016 1:53:28 PM

Page 1

Channel Plot 1:

	Time	341205 Chnl 01 Avg
1369	11/21/2016 10:10:45 AM	72.42247
1370	11/21/2016 10:10:50 AM	72.16972
1371	11/21/2016 10:10:55 AM	71.94505
1372	11/21/2016 10:11:00 AM	71.83273
1373	11/21/2016 10:11:05 AM	71.77656
1374	11/21/2016 10:11:10 AM	71.52381
1375	11/21/2016 10:11:15 AM	71.18681
1376	11/21/2016 10:11:20 AM	71.24298
1377	11/21/2016 10:11:25 AM	71.15873
1378	11/21/2016 10:11:30 AM	70.90598
1379	11/21/2016 10:11:35 AM	70.82173
1380	11/21/2016 10:11:40 AM	70.76557
1381	11/21/2016 10:11:45 AM	70.7094
1382	11/21/2016 10:11:50 AM	70.7094
1383	11/21/2016 10:11:55 AM	70.84982
1384	11/21/2016 10:12:00 AM	70.73749
1385	11/21/2016 10:12:05 AM	70.59707
1386	11/21/2016 10:12:10 AM	70.73749
1387	11/21/2016 10:12:15 AM	71.13065
1388	11/21/2016 10:12:20 AM	70.96215
1389	11/21/2016 10:12:25 AM	70.84982
1390	11/21/2016 10:12:30 AM	70.99023
1391	11/21/2016 10:12:35 AM	70.90598
1392	11/21/2016 10:12:40 AM	70.51282
1393	11/21/2016 10:12:45 AM	70.31624
1394	11/21/2016 10:12:50 AM	70.40049
1395	11/21/2016 10:12:55 AM	70.34432
1396	11/21/2016 10:13:00 AM	70.23199
1397	11/21/2016 10:13:05 AM	70.11966
1398	11/21/2016 10:13:10 AM	70.03541
1399	11/21/2016 10:13:15 AM	70.11966
1400	11/21/2016 10:13:20 AM	70.14774
1401	11/21/2016 10:13:25 AM	70.03541
1402	11/21/2016 10:13:30 AM	70.00732
1403	11/21/2016 10:13:35 AM	70.03541
1404	11/21/2016 10:13:40 AM	70.26007
1405	11/21/2016 10:13:45 AM	71.15873

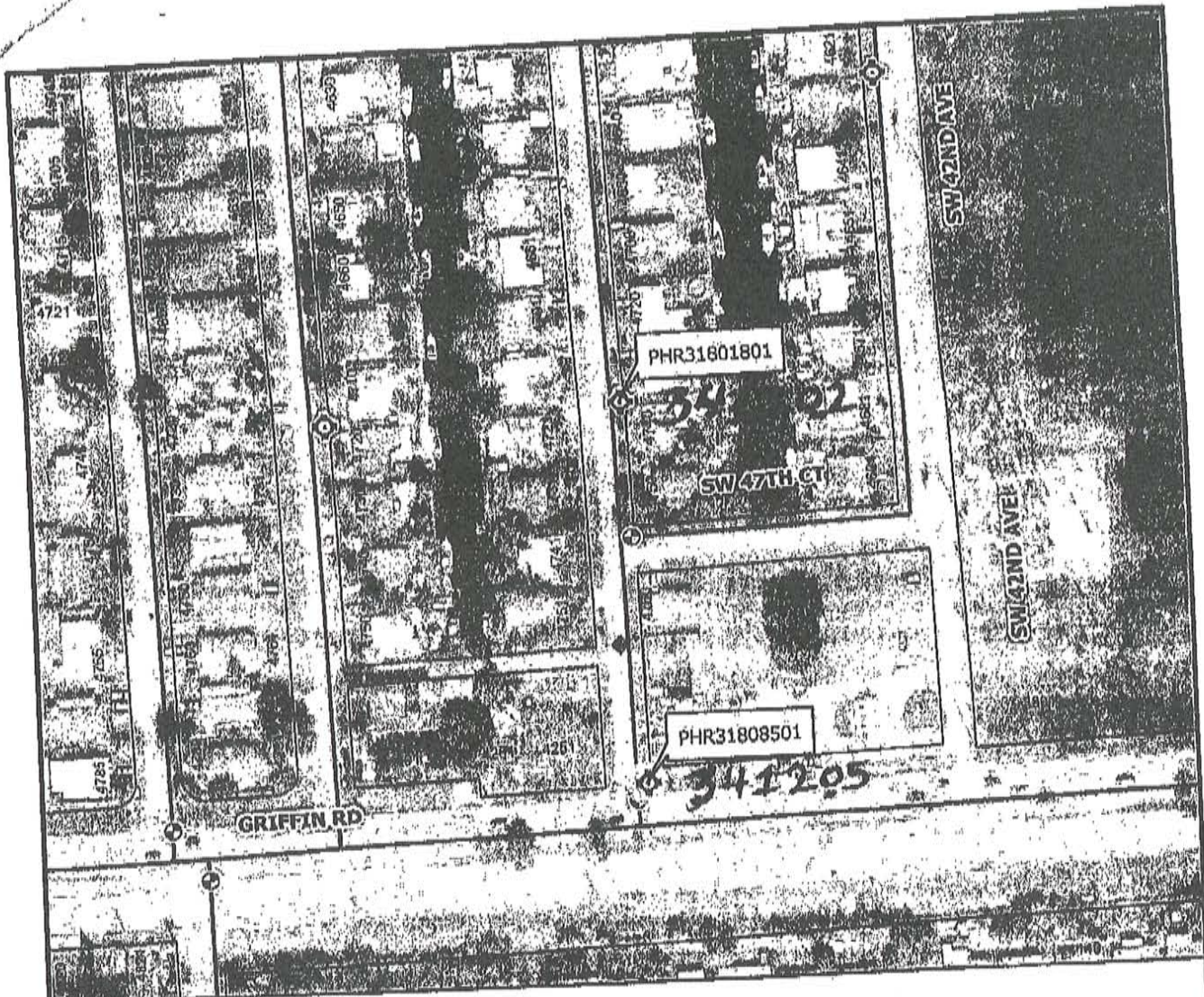


Telogers for Windows 4.05 Build 840 printed this table on 11/22/2016 1:57:34 PM

Page 1

Channel Plot 1:

	Time	341202 Chnl 01 Flow Rate	341202 Chnl 01 Flow Total
1379	11/21/2016 10:10:50 AM	1,048.5	6,192.4
1380	11/21/2016 10:10:55 AM	1,016.9	6,277.1
1381	11/21/2016 10:11:00 AM	1,067.4	6,366.1
1382	11/21/2016 10:11:05 AM	1,049.8	6,453.6
1383	11/21/2016 10:11:10 AM	1,056.7	6,541.6
1384	11/21/2016 10:11:15 AM	1,037.0	6,628.0
1385	11/21/2016 10:11:20 AM	1,024.0	6,713.4
1386	11/21/2016 10:11:25 AM	1,026.0	6,798.9
1387	11/21/2016 10:11:30 AM	1,007.7	6,882.8
1388	11/21/2016 10:11:35 AM	1,039.3	6,969.4
1389	11/21/2016 10:11:40 AM	1,039.0	7,056.0
1390	11/21/2016 10:11:45 AM	996.7	7,139.1
1391	11/21/2016 10:11:50 AM	1,046.5	7,226.3
1392	11/21/2016 10:11:55 AM	1,021.6	7,311.4
1393	11/21/2016 10:12:00 AM	1,040.6	7,398.1
1394	11/21/2016 10:12:05 AM	1,055.0	7,486.1
1395	11/21/2016 10:12:10 AM	1,027.0	7,571.6
1396	11/21/2016 10:12:15 AM	1,028.0	7,657.3
1397	11/21/2016 10:12:20 AM	1,064.5	7,746.0
1398	11/21/2016 10:12:25 AM	1,031.0	7,831.9
1399	11/21/2016 10:12:30 AM	1,061.9	7,920.4
1400	11/21/2016 10:12:35 AM	1,045.6	8,007.6
1401	11/21/2016 10:12:40 AM	1,041.9	8,094.4
1402	11/21/2016 10:12:45 AM	1,021.9	8,179.5
1403	11/21/2016 10:12:50 AM	1,020.6	8,264.6
1404	11/21/2016 10:12:55 AM	1,030.7	8,350.5
1405	11/21/2016 10:13:00 AM	1,048.2	8,437.7
1406	11/21/2016 10:13:05 AM	1,005.7	8,521.6
1407	11/21/2016 10:13:10 AM	1,016.5	8,606.2
1408	11/21/2016 10:13:15 AM	1,037.3	8,692.6
1409	11/21/2016 10:13:20 AM	1,049.2	8,780.1
1410	11/21/2016 10:13:25 AM	1,034.0	8,866.2
1411	11/21/2016 10:13:30 AM	1,026.0	8,951.7
1412	11/21/2016 10:13:35 AM	1,018.2	9,036.6
1413	11/21/2016 10:13:40 AM	1,034.0	9,122.7
1414	11/21/2016 10:13:45 AM	1,049.5	9,210.2
1415	11/21/2016 10:13:50 AM	1,039.6	9,296.8



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31808501
Anti-Terrorist Valve	Not Known
District	PHRD3A
UAZ	318
Location	4233 SW 42 Ter
Cross Street	Griffin Rd
City	Dania Beach
Zip Code	33314
State Plane Northing	629,391
State Plane Easting	917,853
X/Y Source	Survey
Year Installed	1963
Operational Status	Operational
Comments	



PUMPS INC
4760 SW 42 TERRACE
WO -773621

Approx. Scale: 1 inch = 200 feet



[One Inch At Original Size]

Data Date: 10-21-2016 at 16:22:44
BCWWS Facilities GIS Information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1IN = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.

917624.629684

ISO GUIDE FOR DETERMINATION OF NEEDED FIRE FLOW

To estimate the amount of water needed to fight a fire in an individual, nonsprinklered building, ISO uses the formula:

$$NFF = (Ci)(Oi)[(1.0 + (X + P)i]$$

where NFFi = the needed fire flow in gallons per minute (gpm)

Ci = a factor related to the type of construction

Oi = a factor related to the type of occupancy

X = a factor related to the exposure buildings

P = a factor related to the communication between buildings

$$Ci = 18F (Ai)^{0.5}$$

Where: F = coefficient related to the class of construction

F = 1.5 for Construction Class 1 (wood frame construction)

= 1.0 for Construction Class 2 (joisted masonry construction)

= 0.8 for Construction Class 3 (noncombustible construction and Construction Class 4 (masonry noncombustible construction)

= 0.6 for Construction Class 5 (modified fire-resistive construction) and Construction Class 6 (fire-resistive construction)

Ai = effective area Appendix A provides Ci for a range of construction classes (F) and effective areas (Ai).

$$Ci = 18 (0.8) 1152^{0.5} = 488.75 = 500 \text{ gpm per code.}$$

Occupancy Combustibility Class Occupancy Factor (Oi)

Where C-1 (Noncombustible) 0.75

C-2 (Limited-combustible) 0.85

C-3 (Combustible) 1.00

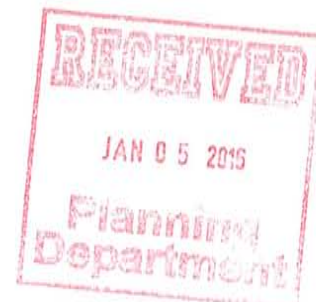
C-4 (Free-burning) 1.15

C-5 (Rapid burning) 1.25

$$Oi = 0.75$$

Occupancy Type = C2 education

Exposure and Communication Factor (Xi + Pi)



FILE COPY

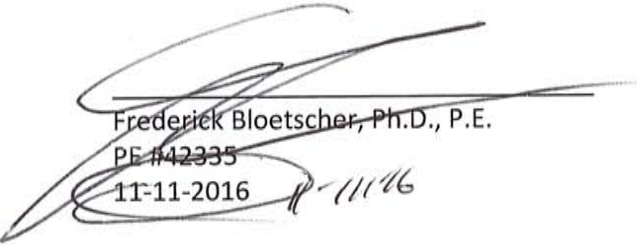
The factor for X depends upon the construction and length-height value (length of wall in feet, times height in stories). When the height of the facing wall of the exposure building is the same or lower than the height of the facing wall of the subject building, $X_i = 0$.

Building is 100+ ft away and same height. Hence $X_i = 0$.

The factor for P depends upon the protection for communicating party-wall openings and the length and construction of communications between fire divisions. Table 330.B of the FSRs gives the factors. For over 50 feet, $P_i = 0$.

$$NFF = (C_i)(O_i)[(1.0 + (X + P)_i)]$$

$NFF = 500 \text{ gpm} * 0.75 * (1 + 0) = 375 \text{ gpm}$, which is available in the fire hydrant nearest to the site.



Frederick Bloetscher, Ph.D., P.E.

PE #42335

11-11-2016



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

Standard Development Application

JUN 30 2016
Planning
Department

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☒ Variance Parking 10 Swale
- ☐ Other: _____

Date Rec'd: _____

Petition No.: SP-65-16

(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: 4760 SW 42nd Terrace Dania Beach, FL 33314

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

Recorded Plat Name: _____

Folio Number(s): 5041-25-01-0622 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BATIA DAYAN

Address of Applicant: 4233 Griffin Rd Dania Beach FL 33314

Business Telephone: 954 792 8211 Home: _____ Fax: _____

E-mail address: learnandsmile@yahoo.com

Name of Property Owner: 4760 LLC

Address of Property Owner: 4233 Griffin Rd Dania Beach FL 33314

Business Telephone: 954 792 8211 Home: _____ Fax: _____

Explanation of Request: Site Plan for tutoring center w/ Swale Parking
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: 0.1 Prop. Square Footage: 4400

Existing Use: VACANT BLDG ZONED Proposed Use: Tutoring Center
C-2

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS JUNE DAY OF 30, 2016

By:

Miriam Cohen

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary



Miriam Cohen
Commission # FF866330
Expires: March 1, 2020
Bonded thru Aaron Notary

(Signature of Notary Public – State of Florida)

Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

MARTY KIAR
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	4760 SW 42 TERRACE, DANIA BEACH	ID #	5041 25 01 0622
Property Owner	4760 LLC	Millage	0413
Mailing Address	4760 SW 42 TER DANIA BEACH FL 33314	Use	01
Abbreviated Legal Description	NEWMANS SURVEY 2-26 D 25-50-41 N 66 OF W 65 OF E 315 OF S 241 OF S1/2 OF TR 32		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$15,020	\$89,950	\$104,970	\$104,970	
2016	\$15,020	\$89,950	\$104,970	\$104,970	\$2,664.43
2015	\$15,020	\$89,950	\$104,970	\$100,210	\$2,637.76

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$104,970	\$104,970	\$104,970	\$104,970
Portability	0	0	0	0
Assessed/SOH	\$104,970	\$104,970	\$104,970	\$104,970
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$104,970	\$104,970	\$104,970	\$104,970

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/28/2012	WD-Q	\$92,500	48600 / 259	\$3.50	4,290	SF
10/3/2011	WD-Q-SS	\$67,000	48227 / 1366			
9/30/2011	DRR-T	\$100	48227 / 1365			
7/20/2000	WD	\$14,286	30988 / 719			
2/14/2000	WD	\$83,500	30270 / 1216			
				Adj. Bldg. S.F. (Card, Sketch)		1092
				Units/Beds/Baths		1/3/2.5

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

PAYMENT DATE
07/06/2016

COLLECTION STATION
City Hall Window 2

RECEIVED FROM
4760 LLC (BATIA DAYAN)

DESCRIPTION
4233 GRIFFIN ROAD DANIA BEACH, FL 33314

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

BATCH NO.
2016-10000873

RECEIPT NO.
2016-00041255

CASHIER
fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PLP	Appl Review - Exeptional/Large 4760 SW 42 TER, DANIA BEACH, FL 33314	\$5,500.00
PSP	Appl Review - Standard 4760 SW 42 TER	\$2,000.00
Payments:	Type	Amount
	Check 6614005478	\$7,500.00
Total Amount:		\$7,500.00

Customer Copy

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: March 28, 2017

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: April 25, 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 approximately one and a half (1.4) acres of open space which includes, a 30,000 square foot conservation easement, a private recreation area and water management area, and a linear public park 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.

The plat drawing, originally submitted by the applicant to the City and Broward County, was to amend only Parcel A of the plat. The applicant has modified the plat to reflect Parcel A, B, C, and D, which includes the single family lots (Parcel A), the Conservation Easement (Parcel B), the Private Recreation Area and Water Management Area (Parcel C), and the Linear Park (Parcel D). The entire original plat, Parcels A – D, are needed to calculate the requested number of homes. This item was re-advertised, with the expanded legal description to accommodate the applicant's revision.

CITY COMMISSION PREVIOUS ACTION

March 28, 2017 the City Commission continued this item.

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 25TH AVENUE, DANIA
BEACH, FLORIDA**

Dear Ms. Lajoie,

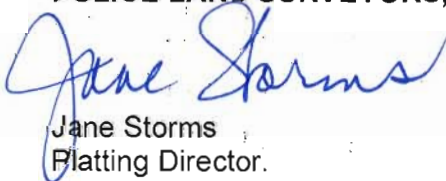
Enclosed please find one 24 x 36, one 11 x 17 and 1 disk for the plat of "WHISPERING OAKS"
submitted for City Commission.

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 49th 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

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



*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 - 2nd 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 23rd** 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.

- | | |
|---------------|--|
| 1) 10:00 A.M. | PL-01-17, WHISPERING OAKS, SW 25 TH AVE, 2 ND REVIEW |
| 2) 10:30 A.M. | DR-11-17, DANIA OAKS, 5461 AND 5471 40 TH AVE, 1 ST REVIEW |
| 3) 11:00 A.M. | SP-13-17, ARG OFFICE, 4025 RAVENSWOOD ROAD, 1 ST REVIEW |
| 4) 11:30 A.M. | SP-14-17/TX-15-17, 7- ELEVEN, 1554 S. FEDERAL HWY, 1 ST REVIEW |

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

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 25th 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 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

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

2nd review

4. Shift access to development to directly align with SW 49th Court. See City Engineer for further discussion. 2nd 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 49th Court.
2. Aligned the egress lane with the SW 49th Court eastbound lane.
3. Aligned the ingress lanes with the SW 49th Court westbound lane.
4. The angle of the proposed entrance configuration will facilitate access to SW 49th 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



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	"
ERIC ANDERSON	ERIC@ANDERSONARCHITECTURE.COM	

Corinne Lajoie



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

To: *jane@publiclandsurveyors.com*

From: *mwray@daniabeachfl.gov*

Date: *1/26/2017*

Re: *Whispering Oaks*

PZ#: *PL-001-17 - 1st 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 26th 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, 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.

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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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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 nd TERRACE, 2 ND REVIEW |
| 2) 9:30 A.M. | SP-122-16, BURGER KING, 1800 STIRLING ROAD, 2 ND REVIEW |
| 3) 10:00 A.M. | PL-01-17, WHISPERING OAKS, SW 25 TH AVENUE AND GRIFIFN ROAD, 1 st REVIEW |
| 4) 10:30 A.M. | SP-02-17, TRU BY HILTON, 24 AND 44 NORTH FEDERAL HIGHWAY, 1 ST REVIEW |
| 5) 11:00 A.M. | SP-03-17/SE-04-17, WYNDAM DANIA BEACH, 2460 W. STATE ROAD 84, 1 ST REVIEW |

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

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 5th, 2017, for the property located near SW 25th 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 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

1st review

1. Shift access to development to directly align with SW 49th 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 49th Ct.
will lose lot.

S: P. - Look at Traffic Study -

- Must obtain stmt from Ronne 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 25TH 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:

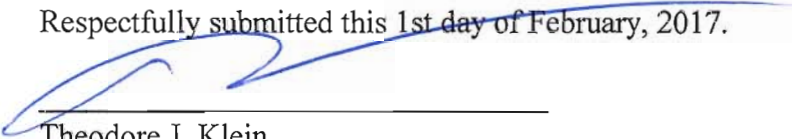
LEGAL DESCRIPTION

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 1st day of February, 2017, by Theodore J. Klein.
He/she [check one]:

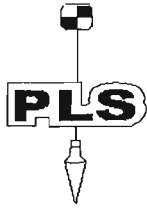
☒ is personally known to me; or

____ has produced _____ as identification.





Signature of Notary Public



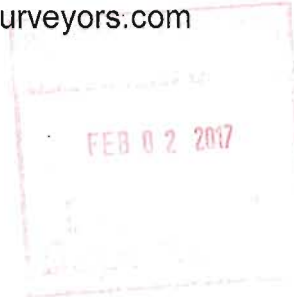
PULICE LAND SURVEYORS, INC.

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 25TH 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 49th 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 49th 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.

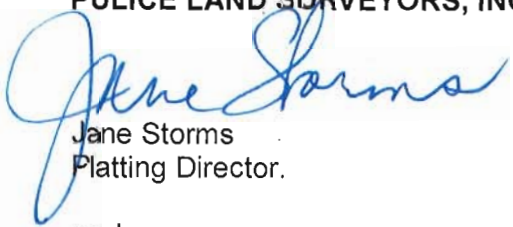
RESPONSE: Copies of the PAID 2016 tax receipts for all parcels located within the plat have been provided along with a notarized statement that there are no liens on any parcel.

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	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				

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

Folio: 534412

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

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

Folio: 534412

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

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 \$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					
Levyng 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: 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

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

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
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: 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

 \$38.10
 WWW-16-00043437
 Paid By Trend Corporation

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

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				

Paid 11/22/2016 Receipt #

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

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

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

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

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

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
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					
Levyng 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

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
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: 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

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

Please Pay Only One Amount

Return with Payment

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

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

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

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

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

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					
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	

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					
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: 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

\$38.10
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

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				

Receipt #
Paid 11/22/2016

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

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	5.44740	110	0	110	0.60
COUNTYWIDE SERVICES	0.22160	110	0	110	0.02
VOTED DEBT					
BROWARD CO SCHOOL BOARD	5.33600	110	0	110	0.58
GENERAL FUND	1.50000	110	0	110	0.17
CAPITAL OUTLAY	0.07030	110	0	110	0.01
VOTER APPROVED DEBT LEVY					
SO FLORIDA WATER MANAGEMENT	0.04710	110	0	110	0.01
EVERGLADES C.P.	0.14770	110	0	110	0.02
OKEECHOBEE BASIN	0.13590	110	0	110	0.01
SFWMD DISTRICT	0.16150	110	0	110	0.02
SOUTH BROWARD HOSPITAL	0.48820	110	0	110	0.05
CHILDREN'S SVCS COUNCIL OF BC					
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

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 Receipt #

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

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				

Receipt #
Paid 11/22/2016

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

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
115 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

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

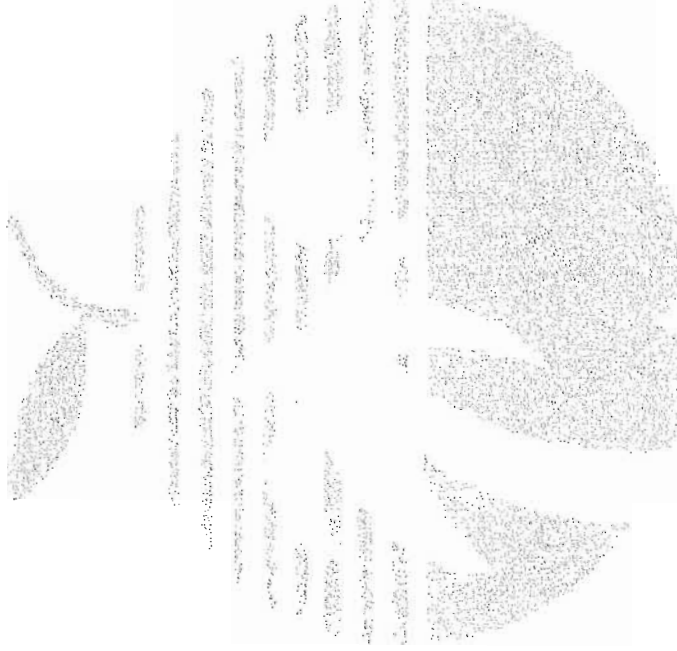
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER 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 Permanent Capacity	2016-17 Benchmark 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:

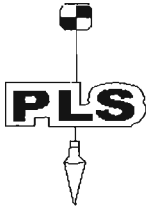
USA WIGHT

Print Name
SBBC

Agency
754 (305) 321 2172

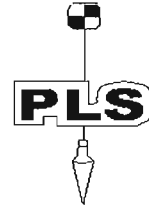
Phone Number

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 25TH 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 26th 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 Surveyors, 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
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 250.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

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

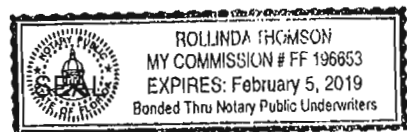
I HEREBY CERTIFY that on this day, before me, on an officer duly qualified to take acknowledgements, personally appeared Troy A. Ippolito of Stellar Homes Group personally known to me, or produced identification in the form of _____, and who executed the foregoing instrument and acknowledged before me 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. 6th 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.

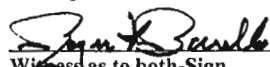
SUBJECT TO easements, restrictions, conditions, limitations of record, and to taxes for
the year 2005 and subsequent years.

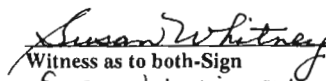
NOTE: Grantors state that the subject property is not and never has been the homestead of the
grantor BARBARA J. SMOLKOVIC, nor is it contiguous or adjacent to homestead property.
Said grantor resides in Royal Palm Beach, Florida.

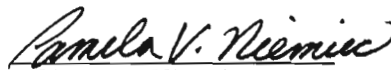
and said grantors do hereby fully warrant the title to said land, and will defend the same against
the lawful claims of all persons whomsoever.

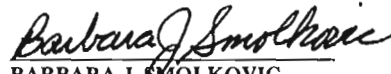
IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seals the day and year
first above written.

Signed, sealed and delivered
in our presence:


Witness as to both-Sign
ROGER F. BORRELLO
Print

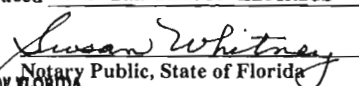

Witness as to both-Sign
SUSAN WHITNEY
Print


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 "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

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

ALL OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 99,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA,
CONTAINING 292,162 SQUARE FEET (6.7071 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

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 FUTURE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR
INGRESS AND EGRESS, PRIVATE ROAD AND DRAINAGE PURPOSES AND ALSO DEDICATED FOR UTILITIES
INCLUDING ELECTRICITY, GAS, TELEPHONE, WATER, SEWER, CABLE TELEVISION AND SUCH OTHER USES AND
SERVICES THAT MAY BE LICENSED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS. A PERMANENT
ACCESS EASEMENT OVER PARCEL "A" IS HEREBY GRANTED TO THE CITY OF DANIA BEACH FOR EMERGENCY
AND SERVICE VEHICLES AND TO THE BROWARD COUNTY OFFICE OF ENVIRONMENTAL SERVICES FOR
MAINTENANCE OF PUBLIC AND SEMIPUBLIC UTILITIES AND SHALL REMAIN THE PERPETUAL MAINTENANCE
OBLIGATION OF THE "WHISPERING OAKS HOMEOWNERS' ASSOCIATION, INC.",

PARCEL "B" IS HEREBY DEDICATED TO THE "WHISPERING OAKS HOMEOWNERS' ASSOCIATION, INC." AS A
CONSERVATION EASEMENT FOR THE PRESERVATION OF EXISTING, RELOCATED AND NEW PLANTING OF NATIVE
TREES AND SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF THE "WHISPERING OAKS
HOMEOWNERS' ASSOCIATION, INC.",

PARCEL "C" IS HEREBY DEDICATED TO THE "WHISPERING OAKS HOMEOWNERS' ASSOCIATION, INC." FOR
PRIVATE RECREATIONAL AND SURFACE WATER MANAGEMENT PURPOSES AND NEW PLANTING OF NATIVE
TREES AND SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF THE "WHISPERING OAKS
HOMEOWNERS' ASSOCIATION, INC.",

PARCEL "D" IS HEREBY DEDICATED TO THE CITY OF DANIA BEACH IN FEE SIMPLE AS A PUBLIC PASSIVE
PARK AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF THE CITY OF DANIA BEACH, FLORIDA.

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. 2017.

THB ISLES INC., A FLORIDA CORPORATION

ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, OFFICERS DULY AUTHORIZED
TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____,
AND _____, 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. 2017.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

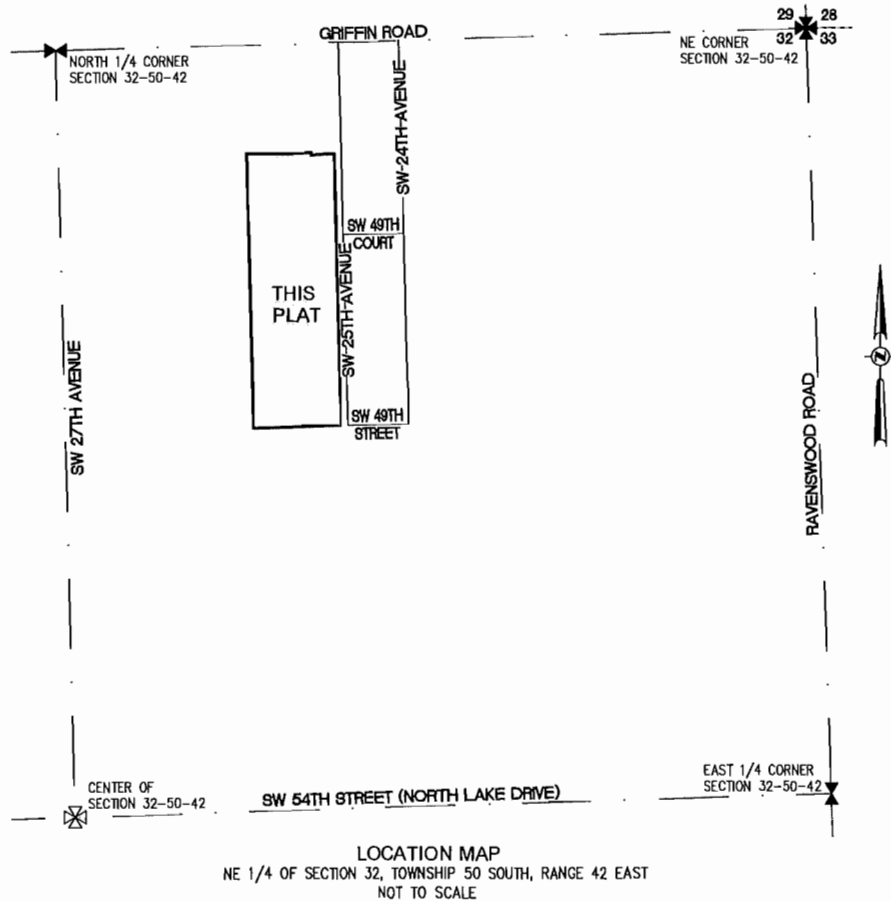
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND
RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE
SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA
STATUTES, CHAPTER 5J-17, FLORIDA 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

PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
NOVEMBER, 2016



LOCATION MAP
NE 1/4 OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST
NOT TO SCALE

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: _____ APPROVED: _____
CITY CLERK 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. _____ DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ RICHARD TORNESE _____ DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

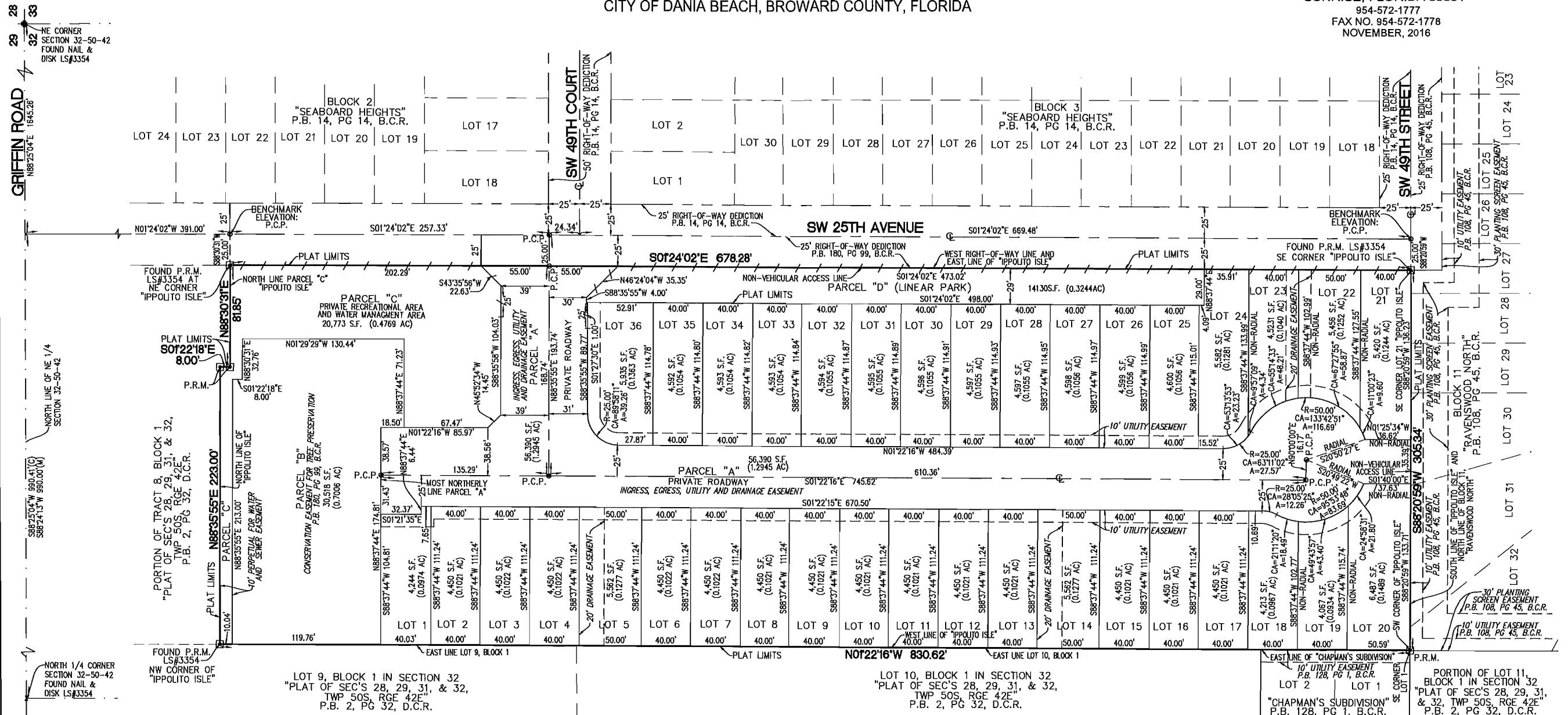
PLAT FILE NO. 007-MP-17

"WHISPERING OAKS"

A REPLAT OF ALL 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

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.



SURVEYOR'S NOTES:

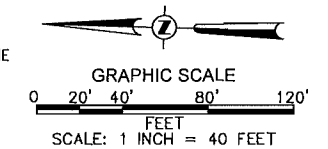
- THIS PLAT IS RESTRICTED TO 36 DETACHED SINGLE FAMILY DWELLING UNITS ON LOTS 1-36; AN INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT ON PARCEL "A"; A CONSERVATION EASEMENT ON PARCEL "B"; A PRIVATE RECREATIONAL AREA AND WATER MANAGEMENT AREA ON PARCEL "C"; AND A LINEAL PUBLIC PARK ON PARCEL "D".
- THIS 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.
- 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.

- 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
- 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.

- 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.
- 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



PLAT FILE NO. 007-MP-17

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.

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; 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; 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 April 25, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION:

ALL OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 292,162 SQUARE FEET (6.7071 ACRES), MORE OR LESS.

EXHIBIT “B”

Whispering Oaks Plat

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: March 28, 2017

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: April 25, 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: **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 approximately one and a half (1.4) acres of open space which includes a 30,000 square foot conservation easement, a private recreation area and water management area, and a linear public park 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.

The applicant and City Staff met with the property owner of Tropical Acres regarding the widening of SW 265 Avenue. This matter is still under consideration by both the developer and owner of Tropical Acres.

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. Once a tree survey is completed, provide all information required by Sec. 275-80 including a tree disposition plan and table. Indicate all existing trees on plans with disposition. Note that if any canopy is to be removed, mitigation is required to replace removed canopy at a rate of 150%. If any canopy is proposed to be removed, provide a mitigation calculations table on the site plan.
2. The proximity to the airport will require FAA review and approval per BCAD letter dated January 1, 2017.
3. 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.
4. Per Public Services Director, provide a Developers Agreement regarding payment of maintenance fees for the proposed linear park to be approved as to form by the City Attorney prior to recordation in Broward County Public Records. Must provide copy of recorded easement prior to issuance of a building permit.
5. Per Article 250, provide updated wildlife report and provide proof of compliance with Broward County wildlife protection measures prior to issuance of a building permit.
6. 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 28, 2017 the City Commission continued this item.

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 . 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 (5th 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

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

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

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
www.metriceng.com

From: Lajoie, Corinne [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

From: Lajoie, Corinne
Sent: Friday, March 10, 2017 10:02 AM
To: 'Sarah Stewart'
Cc: 'dennis.mele@gmlaw.com' (dennis.mele@gmlaw.com); Steven Wherry; Jane Storms (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, 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.
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 Parobchi	daniel.parobchi@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	mlafrierre@danabeachfl.com	CD
Rachel Bach	rbach@danabeachfl.gov	CD
PENNIE MANNING	pmanning@danabeachfl.gov	DANIA BEACH
TOMMY KERTSEZ	TOMKERT@AOL.COM	DANIA BEACH
Robert Lohme	Robert@Lohme.com	Dania Beach
MIKE SANCHEZ	MSANCHMS@AOL.COM	DANIA
SARAH STEWART	SARAH.STEWART@GMAIL.COM	Whispering Oaks
Danie Lopez	Danny@baeng.us	Whispering Oaks
TONY VALE	TVALE@SHORE.COM	Whispering Oaks
BOB MOTOHKAVITZ	DABOBLINK@AOL.COM	1-595 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 33AVE.
OSWALDO GIBRAN	oswaldogibran@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 - 2nd Review

Dear Applicant:

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, December 22nd 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.

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

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

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

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

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) 2ND 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) 2ND 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



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 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



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) 2ND 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 ϕ



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: IPPOLITO ISLE (WHISPERING
OAKS) 2ND 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

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

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 . 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 (5th 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

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 25th 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
2nd 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. 2nd 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. 2nd 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. 2nd 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. 2nd 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. 2nd 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. 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.

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 MOTECHKAVITZ	DABOBOLINK@AOL.COM	DJP AIRPORT WEST
RONNIE KENNEDY	rkennedy@danibeachfl.gov	DANIA BEACH
Brett Dunckel	bdunckel@sho	
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@BELLSOUTH.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 - 1st 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 17th 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 1st 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 (5th 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.

b. Describe the estimated ADT and peak-hour counts, including turning movements, the year the project is fully open (with and without project traffic).

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).

d. State annual background traffic growth factor and source:

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: _____

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 Lajole (954) 924-6805 X 3704

1st 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 addition fees are incurred.
12. Must provide latest revised set of plans on disk prior to going to public hearing.

Whispering Oaks

SW 25th Avenue
Dania Beach, Florida

TRAFFIC STUDY



prepared for:
THB Isles, Inc.

KBP CONSULTING, INC.

December 2016

Whispering Oaks

SW 25th 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 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th 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 25th 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 25th 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 25th Avenue is located along the east side of the project site. In this area, SW 25th 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 (9th 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.

Table 1 Trip Generation Summary Whispering Oaks - Dania Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> 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 25th Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.

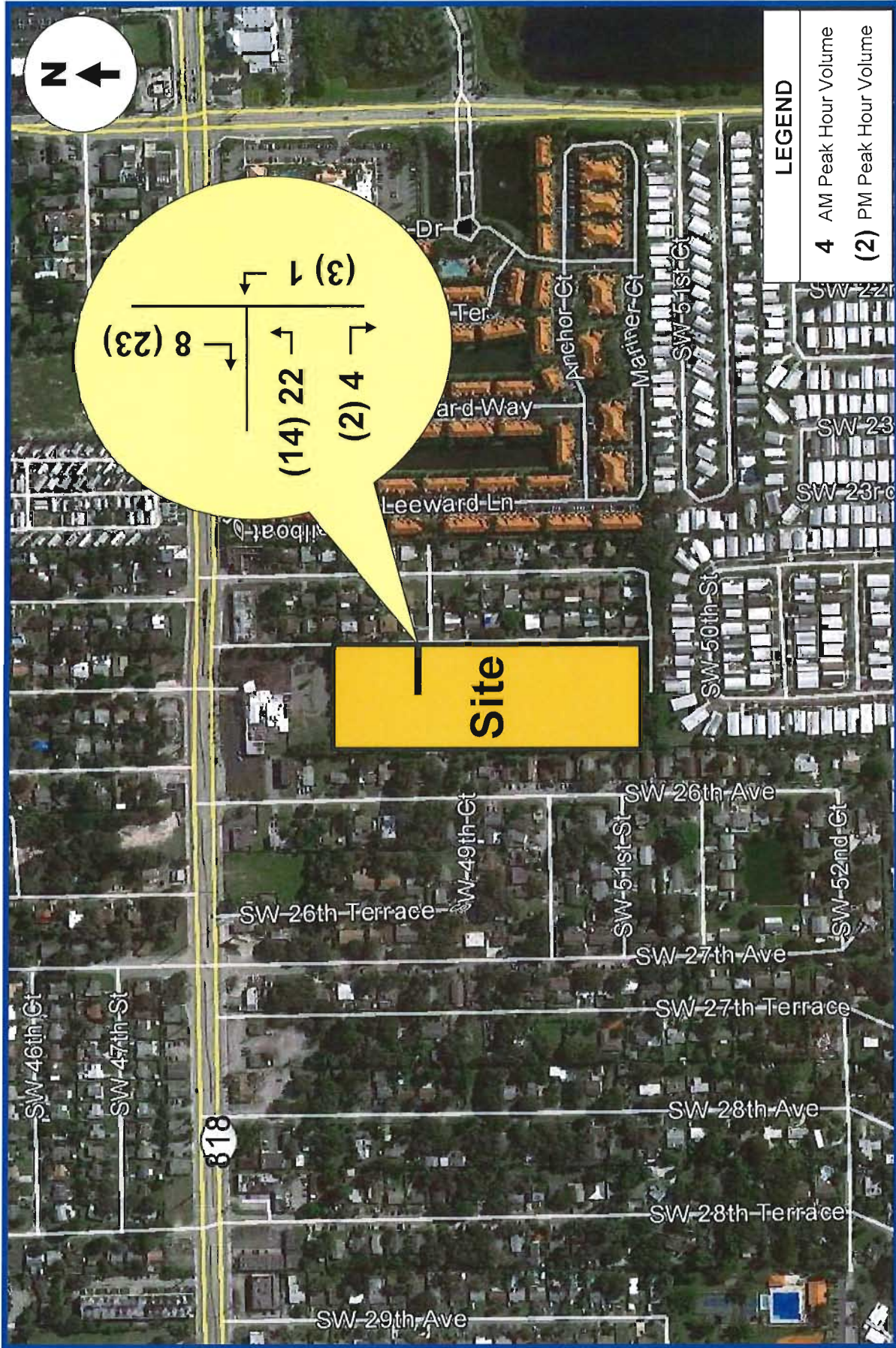


FIGURE 2
Whispering Oaks
Dania Beach, Florida

Project Traffic Driveway Volumes

SUMMARY & CONCLUSIONS

Whispering Oaks is a proposed residential community to be located on the west side of SW 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th 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 25th 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 25th 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

	DRAINAGE INLET DESIGNATION
	MANHOLE
	FLOW OR WAIN LINE
	RIDGE LINE
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
	PROPOSED GRADE
	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK OR PROPOSED PAVEMENT
	EXISTING UTILITIES OR UTILITIES BY OTHERS
	PROPOSED CONCRETE
	PROPOSED 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
	INVERT ELEVATION
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW
	R/W LINE
	CENTERLINE
	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

Always call 811 two full business days before you dig

Sunshine811.com

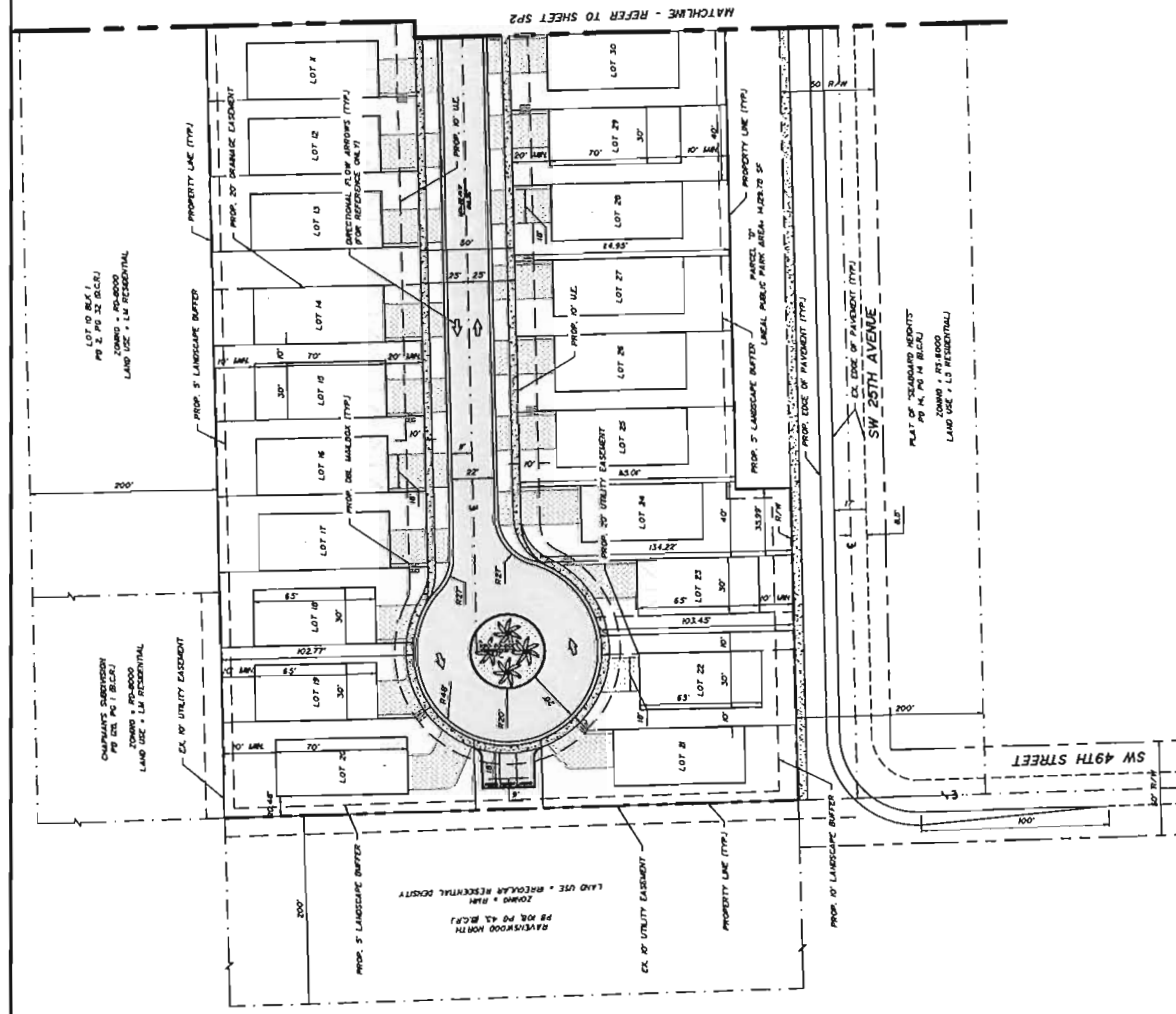
INDEX OF SHEETS:

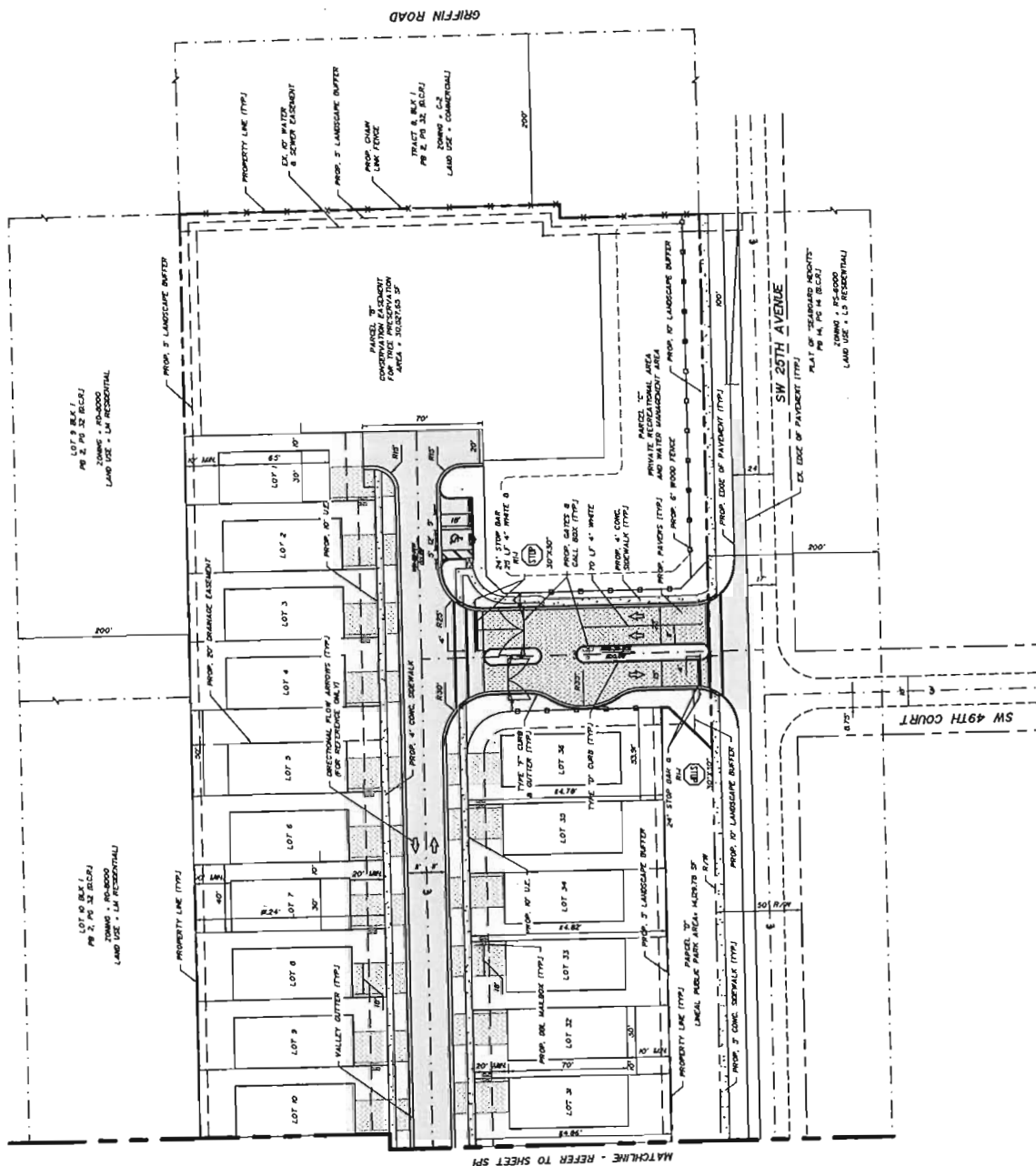
DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE PLAN	SPL-SP2
CONCEPTUAL ENGINEERING - PLAN	C-C2
CONCEPTUAL ENGINEERING - TYPICAL SECTIONS	C3
LANDSCAPE AREA USE - PLAN	LAL-2A
LANDSCAPE PLAN	LAL-7
ARCHITECTURAL PLAN	AO-4B
PHOTOMETRIC PLAN	PH-PM3
SURVEY	1 OF 1

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.

Engineer of Record	CARLOS J. BALLBÉ	Project Number	201620
Registered Professional Engineer	Date: 02/27/2016	Sheet Number	1

SITE PLAN

[illegible][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 22nd with Marc Laferrier and Anne-Christine Carrie who both agreed that the table provided satisfies the comment.

ballbé & associates, inc.

broward • 2737 northeast 30th 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 22nd 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 45th 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

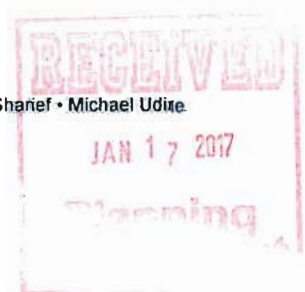
RE: Whispering Oaks Residential Community
 SW 25th Avenue & SW 49th Avenue Dania Beach FL 33312
 Broward County Aviation Department (BCAD) Review

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 • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
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 27th 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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER 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 Permanent Capacity	2016-17 Benchmark 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

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



07

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.

A handwritten signature in blue ink, appearing to read "C. Ballbé", is positioned below the company name.

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 25th 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 30th 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 shape.

Ballbe and Associates, INC.

Daniel M. Lopez

Whispering Oaks

SW 25th Avenue
Dania Beach, Florida

TRAFFIC STUDY

prepared for:
THB Isles, Inc.

KBP CONSULTING, INC.

December 2016



FILED

Whispering Oaks

SW 25th 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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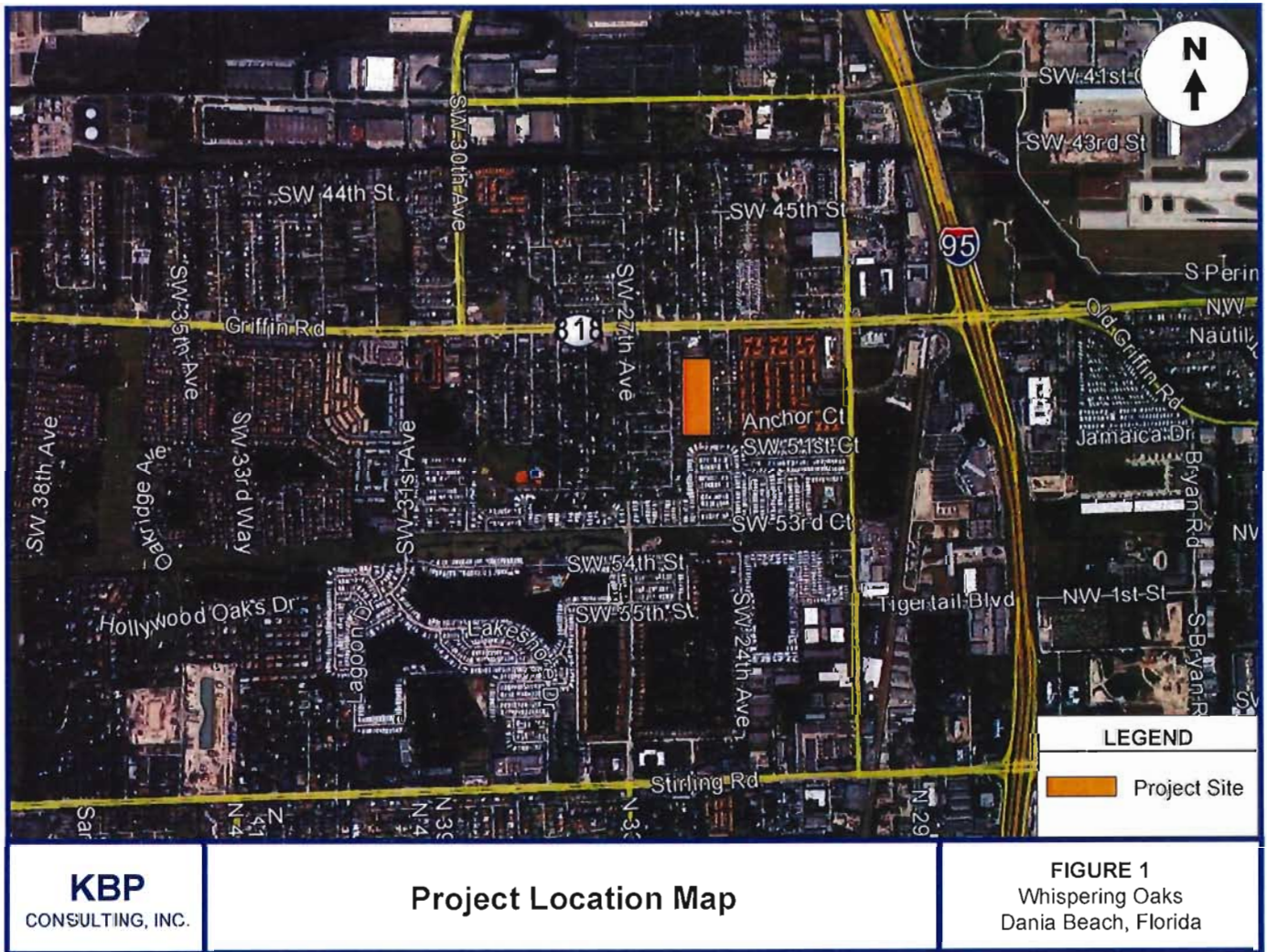
INTRODUCTION

Whispering Oaks is a proposed residential community to be located on the west side of SW 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th 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 25th 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 25th 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 25th Avenue is located along the east side of the project site. In this area, SW 25th 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 (9th 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.

Table 1 Trip Generation Summary Whispering Oaks - Dania Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> 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 25th 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 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th 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 25th 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 25th 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 CENTERLINE
6	EXISTING LOT BOUNDARY
7	EXISTING LOT ADJACENT
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99	EXISTING LOT ADJACENT
100	EXISTING LOT ADJACENT



PROJECT LOCATION

LOCATION MAP
SCALE: 1"=50'

INDEX OF SHEETS:

1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
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16	1.00	1.00	1.00
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19	1.00	1.00	1.00
20	1.00	1.00	1.00
21	1.00	1.00	1.00
22	1.00	1.00	1.00
23	1.00	1.00	1.00
24	1.00	1.00	1.00
25	1.00	1.00	1.00
26	1.00	1.00	1.00
27	1.00	1.00	1.00
28	1.00	1.00	1.00
29	1.00	1.00	1.00
30	1.00	1.00	1.00
31	1.00	1.00	1.00
32	1.00	1.00	1.00
33	1.00	1.00	1.00
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37	1.00	1.00	1.00
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40	1.00	1.00	1.00
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42	1.00	1.00	1.00
43	1.00	1.00	1.00
44	1.00	1.00	1.00
45	1.00	1.00	1.00
46	1.00	1.00	1.00
47	1.00	1.00	1.00
48	1.00	1.00	1.00
49	1.00	1.00	1.00
50	1.00	1.00	1.00
51	1.00	1.00	1.00
52	1.00	1.00	1.00
53	1.00	1.00	1.00
54	1.00	1.00	1.00
55	1.00	1.00	1.00
56	1.00	1.00	1.00
57	1.00	1.00	1.00
58	1.00	1.00	1.00
59	1.00	1.00	1.00
60	1.00	1.00	1.00
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62	1.00	1.00	1.00
63	1.00	1.00	1.00
64	1.00	1.00	1.00
65	1.00	1.00	1.00
66	1.00	1.00	1.00
67	1.00	1.00	1.00
68	1.00	1.00	1.00
69	1.00	1.00	1.00
70	1.00	1.00	1.00
71	1.00	1.00	1.00
72	1.00	1.00	1.00
73	1.00	1.00	1.00
74	1.00	1.00	1.00
75	1.00	1.00	1.00
76	1.00	1.00	1.00
77	1.00	1.00	1.00
78	1.00	1.00	1.00
79	1.00	1.00	1.00
80	1.00	1.00	1.00
81	1.00	1.00	1.00
82	1.00	1.00	1.00
83	1.00	1.00	1.00
84	1.00	1.00	1.00
85	1.00	1.00	1.00
86	1.00	1.00	1.00
87	1.00	1.00	1.00
88	1.00	1.00	1.00
89	1.00	1.00	1.00
90	1.00	1.00	1.00
91	1.00	1.00	1.00
92	1.00	1.00	1.00
93	1.00	1.00	1.00
94	1.00	1.00	1.00
95	1.00	1.00	1.00
96	1.00	1.00	1.00
97	1.00	1.00	1.00
98	1.00	1.00	1.00
99	1.00	1.00	1.00
100	1.00	1.00	1.00



2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-16343

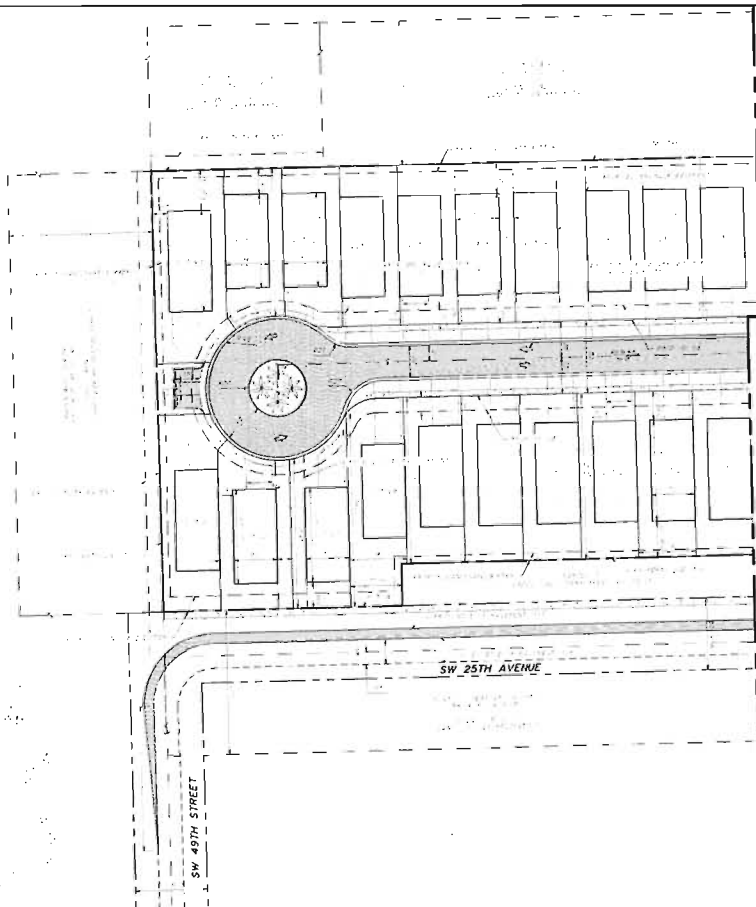
ACCEL. EXPLANATION

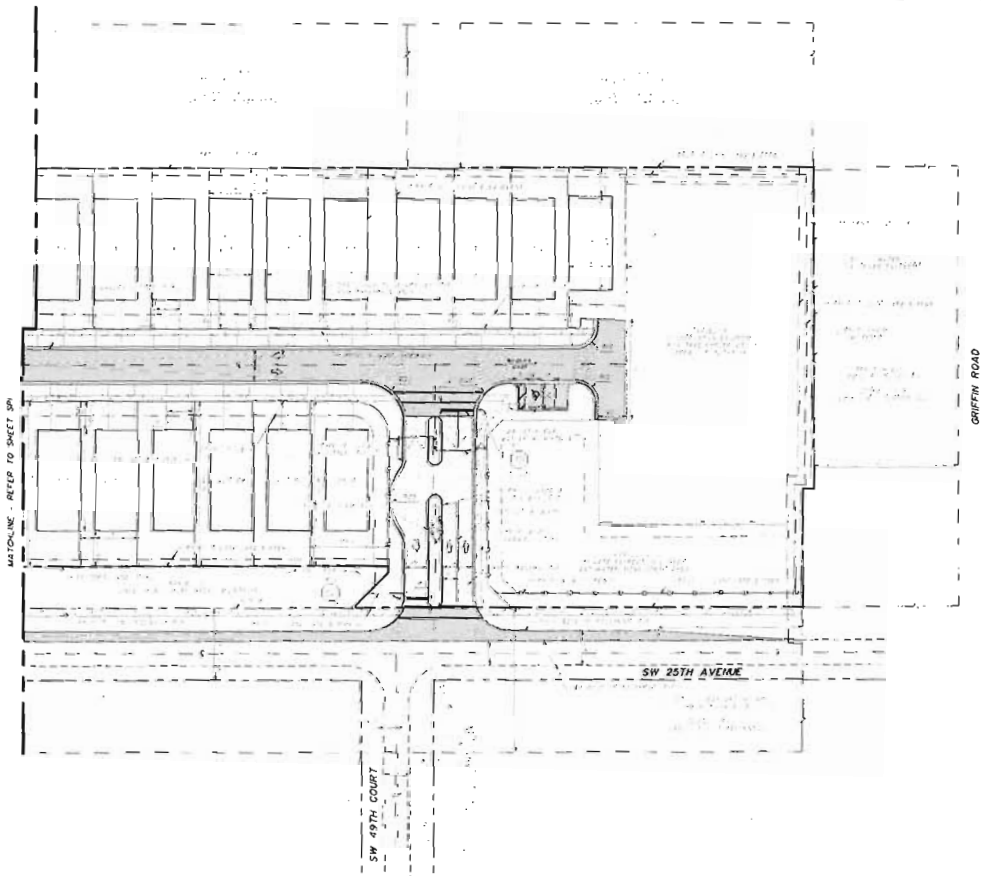
ACCEL. EXPLANATION



SITE PLAN

Engine of Record	20625
Professional Seal Number	20625
Scale	1"=100'
Sheet Number	1

[illegible][illegible]



MATCHLINE - REFER TO SHEET SP-1

SW 49TH COURT

SW 25TH AVENUE

GRIFFIN ROAD

BALLBE
ASSOCIATES

2737 Northwest 10th Street
Fort Lauderdale, FL 33309
Phone: (954) 497-2541
AutoCAD Release No. 13.0-24349

DATE: 08/20/2018
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

SITE PLAN
WHISPERING OAKS
THB ISLES, ETC.

Project No.:
20675
Sheet No.:
SP-2

NO.	DATE	BY	REVISION
1	08/20/2018	[Signature]	ISSUED FOR PERMIT



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.

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FILE 001

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.

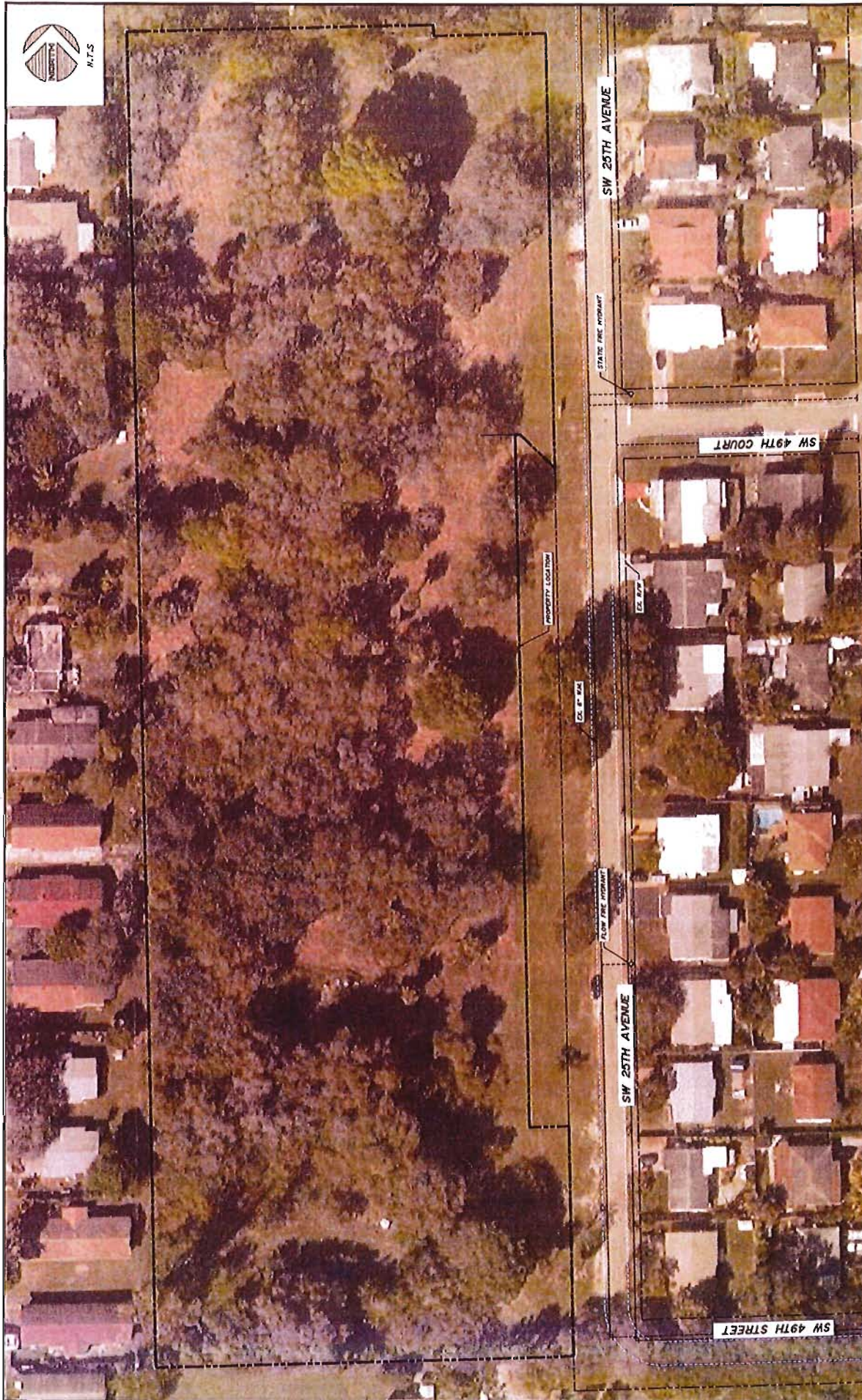
4. Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org. If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to: Attn. Chief Brown

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



Project Number 20625		Sheet Number FF-1	
FIRE FLOW TEST EXHIBIT		WHISPERING OAKS TMB SLES, INC.	
Engineer of Record GAILBÉ, J. BALBÉ		Date 1/17/2017	
3227 Northwest 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 451-7811 Authorization No. EB-2643		Engineer of Record GAILBÉ, J. BALBÉ	
Designed by ALBA		Date 5/20/08	
Drawn by ALBA		Date 5/20/08	
Checked by CAB		Date 5/20/08	
Reviewed by REVISION		Date	

BALBÉ
& ASSOCIATES
Civil Engineers & Surveyors

JAN 17 2017

Planning



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

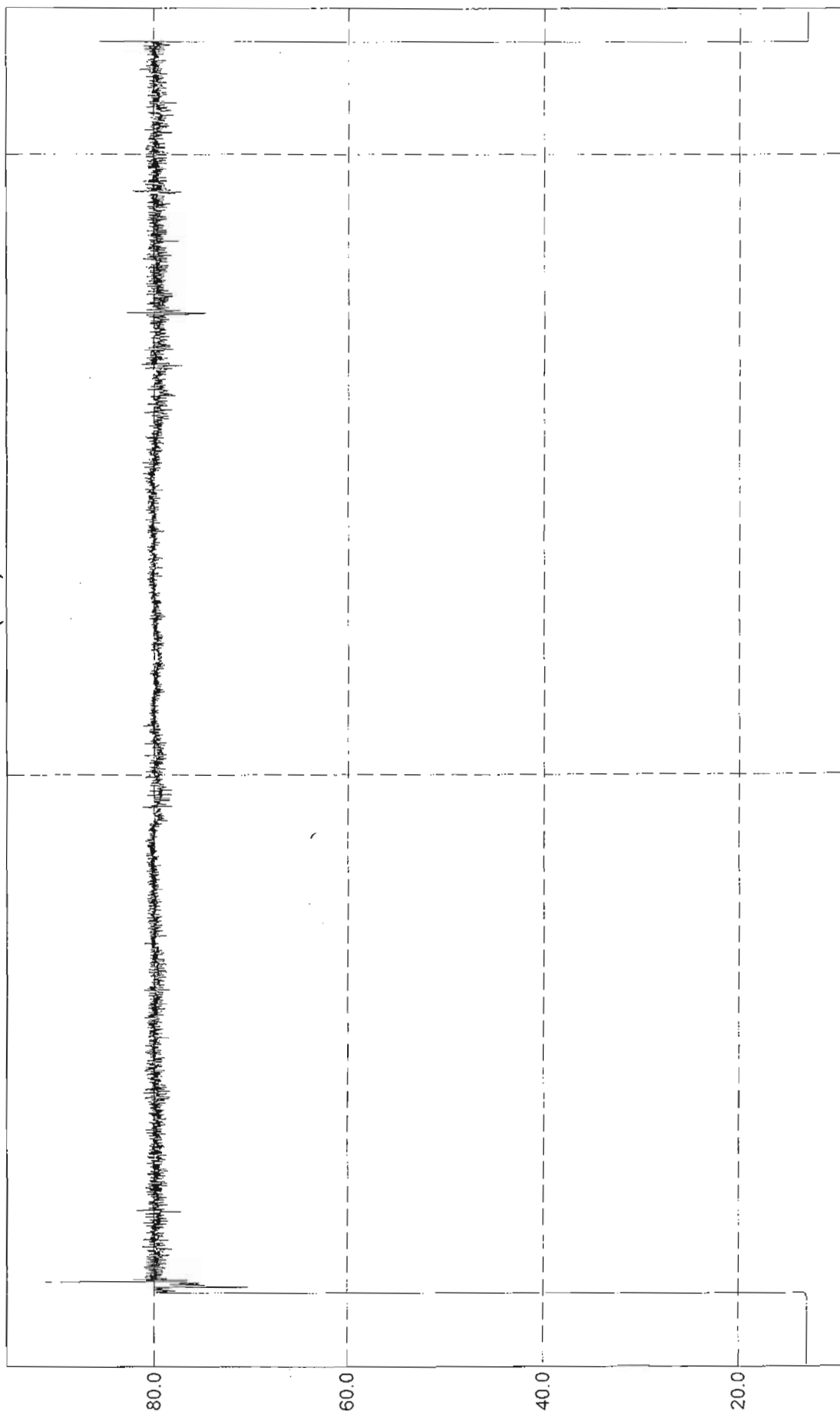
EQUIPMENT USED:

TELOGER model HPR-31 SN# 341200

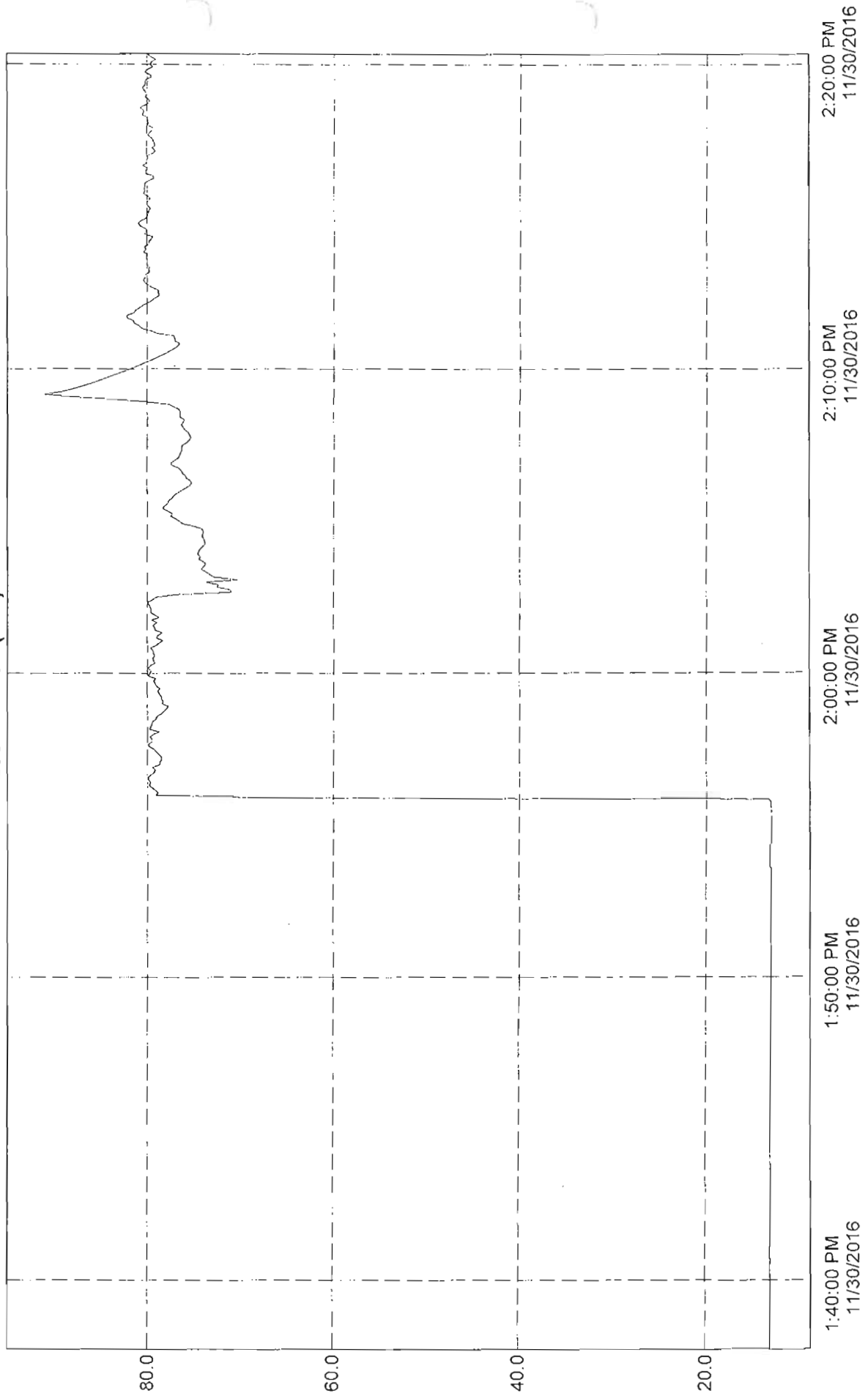
TELOGER model HPR-31 SN# 341202

POLLARD DIFFUSER 2.5 in

341200 Chnl 01 (PSI)



341200 Chnl 01 (PSI)



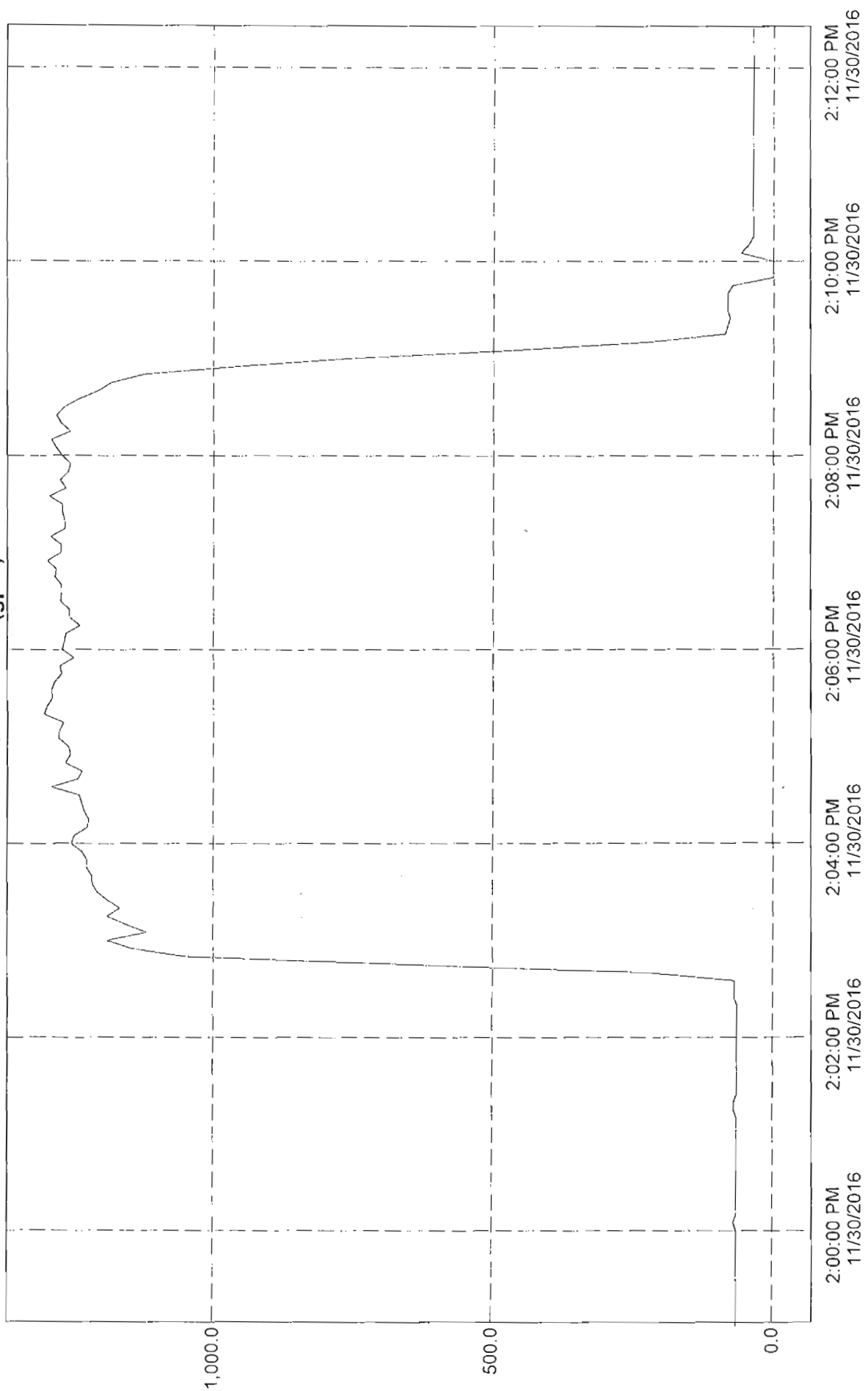
Channel Plot 1:

	Time	341200 Chnl 01 Avg
1030	11/30/2016 1:58:10 PM	79.78
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 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 Rate	341202 Chnl 01 Flow 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

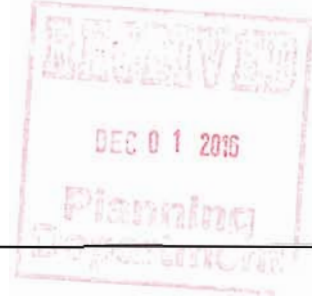
Date: November 30, 2016

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.

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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 30th 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
Exterior Bearing Walls^a										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0 ^b	2	2	2	1	0 ^b
Supporting one floor only	4	3	2	1	0 ^b	2	2	2	1	0 ^b
Supporting a roof only	4	3	1	1	0 ^b	2	2	2	1	0 ^b
Interior Bearing Walls										
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
Columns										
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
Beams, Girders, Trusses, and Arches										
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
Floor-Ceiling Assemblies	2	2	2	1	0	1	0	H	1	0
Roof-Ceiling Assemblies	2	1½	1	1	0	1	0	H	1	0
Interior Nonbearing Walls	0	0	0	0	0	0	0	0	0	0
Exterior Nonbearing Walls^c	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b

H: heavy timber members (see text for requirements).

^aSee NFPA 5000, 7.3.2.1.^bSee NFPA 5000, Section 7.3.^cSee 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 ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), 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 ft³ (1.15 m³) capacity.

19.2.1.1.1 Containers exceeding a capacity of 5½ ft³ [40 gal (0.15 m³)] 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.

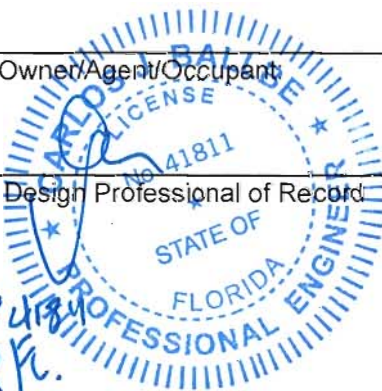
Signature - Owner/Agent/Occupant

Date

Signature - Design Professional of Record

Date

Carlos Ballbé
P.E. No. 41811
State of FL





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.

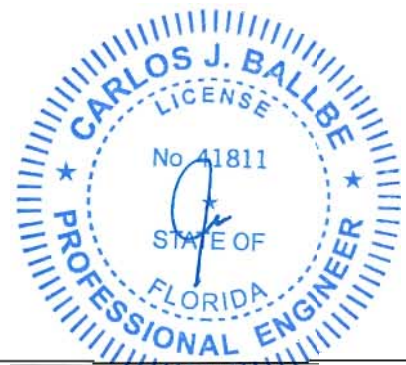
231 Ninth Street South
Naples, FL 33940
Office: 954.671.1400

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. | Total = | 7.250 ac. |

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 Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage 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. Elev. ft.	S in.	P Area acres	Volume Stored 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 ft.	Item:	STORAGE (ac-ft)										Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 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**

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):

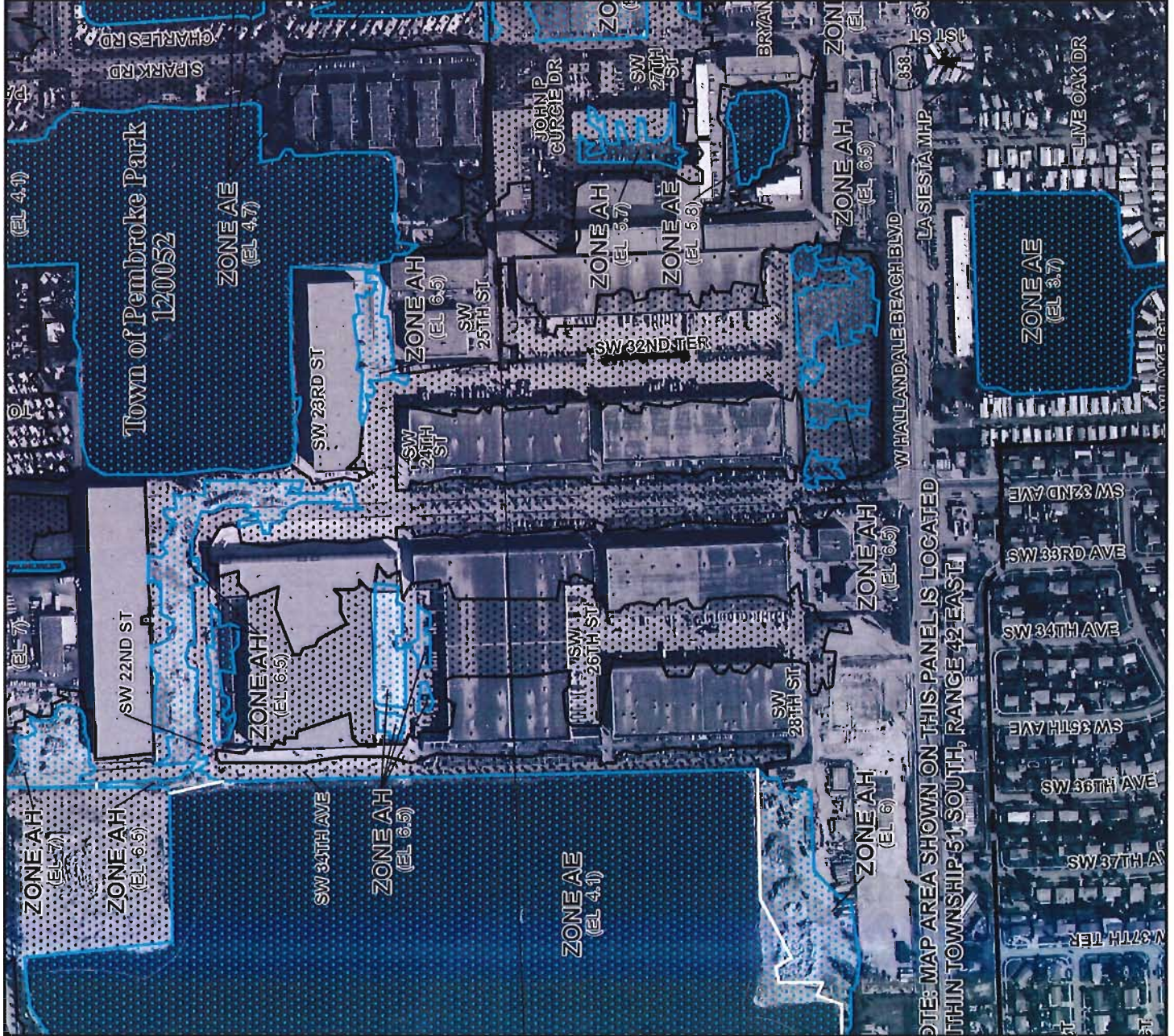
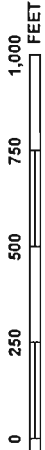
1. The rainfall amount for the 25-Year, 3-Day storm event:
= 14.50 in.
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(14.50 \text{ in.} - (0.2 X 9.00 \text{ in.}))^2 / (14.50 \text{ in.} + (0.8 X 9.00))$
= 7.43 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) 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'



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 51 SOUTH, RANGE 42 EAST

NFIP

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

MAP NUMBER

12011C0731H

EFFECTIVE DATE

AUGUST 18, 2014

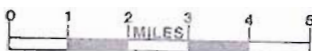
SEAL OF THE DEPARTMENT OF ALTIMIDES

FLORIDA

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

10 YEAR FLOOD CONTOUR
IN FEET (NGVD)

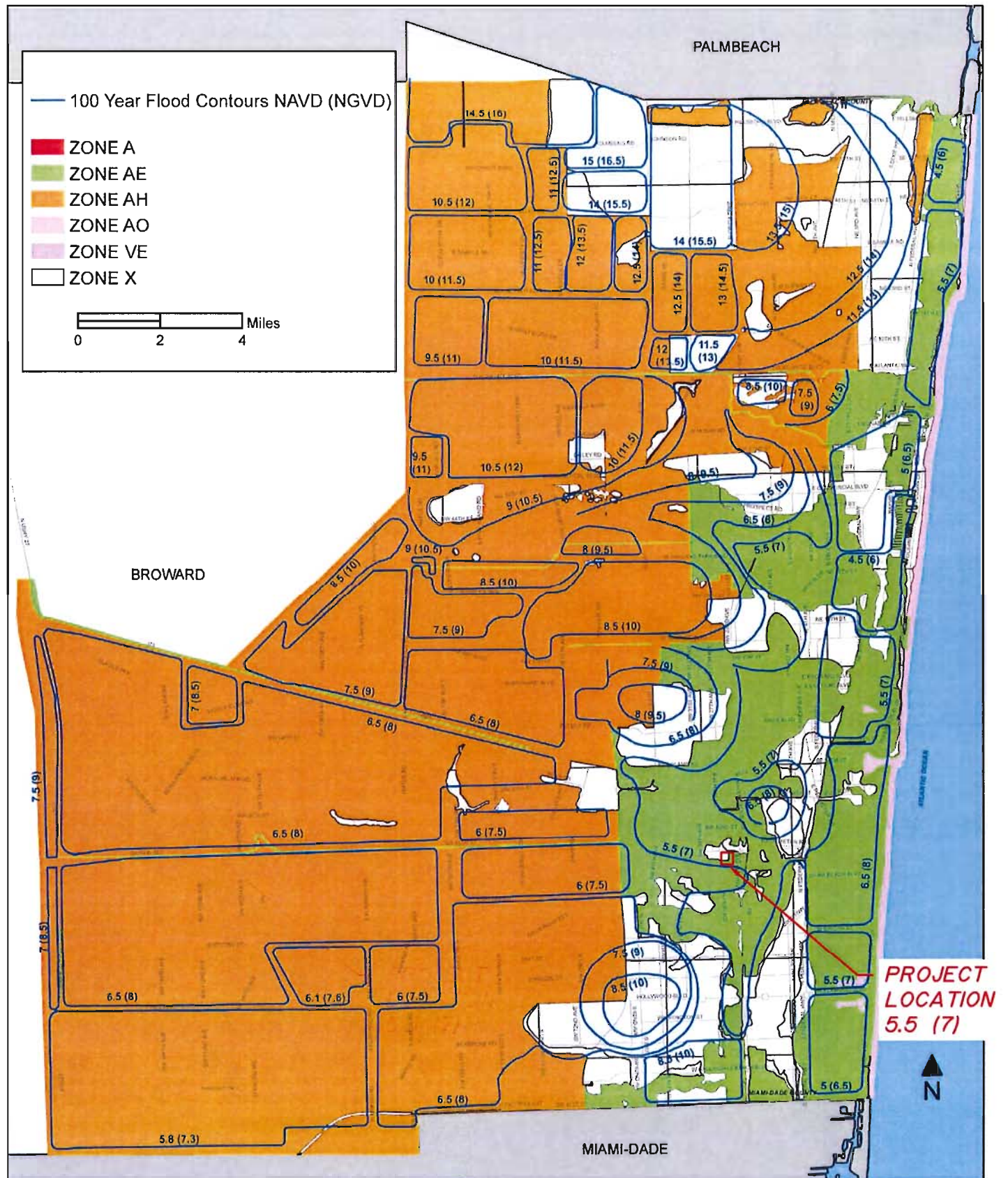


... BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKS DEPARTMENT
WATER RESOURCES MANAGEMENT DIVISION
BROWARD COUNTY FLORIDA

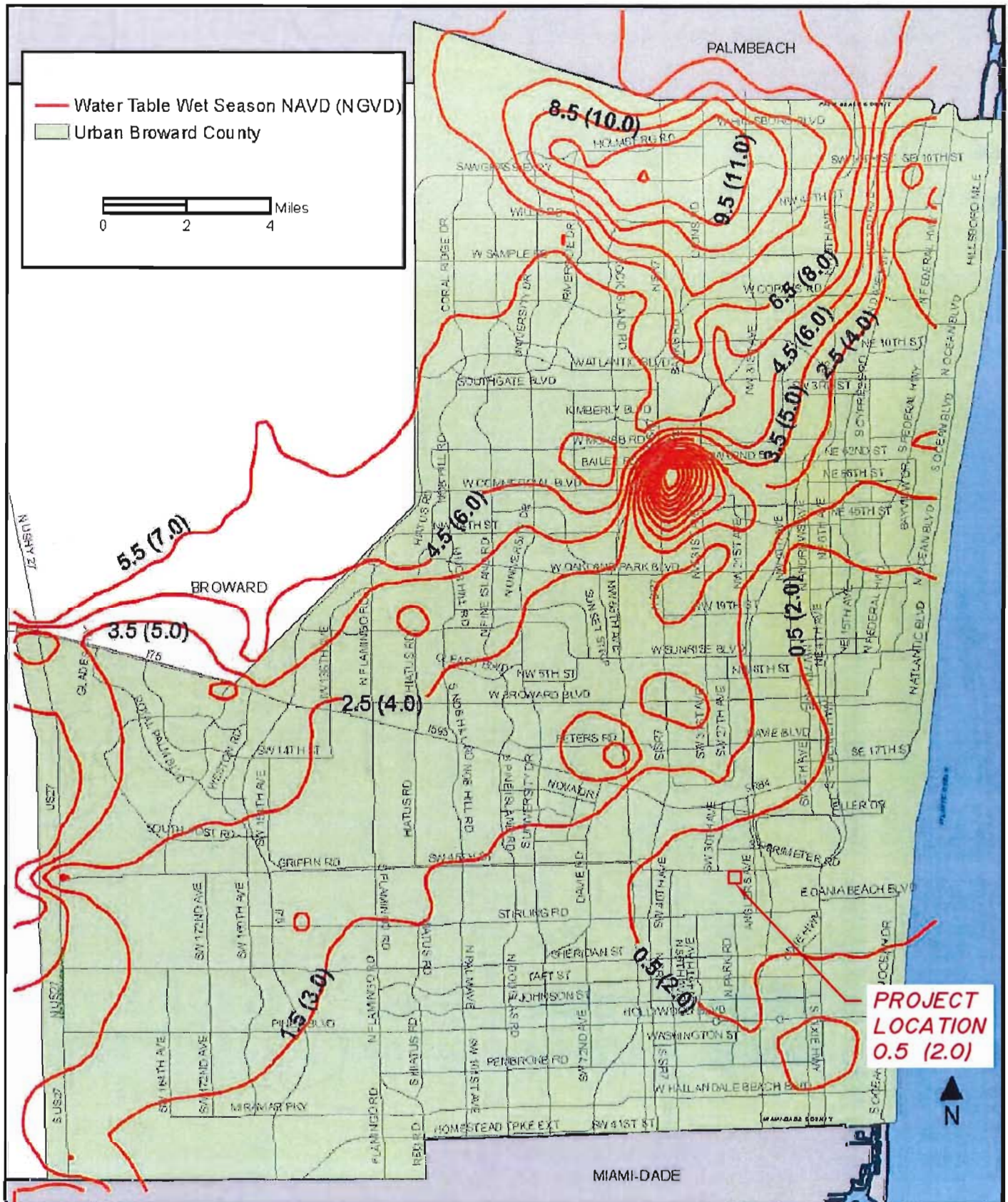
10 YEAR FLOOD ELEVATION MAP

			BROWARD COUNTY FLORIDA		
			10 YEAR FLOOD ELEVATION MAP		
NO	REVISIONS	DATE	DATE 8-20-87	SHEET 1 OF 1	DRAWN BY J.B.

FEMA FLOOD ZONES (1997) and 100 YEAR FLOOD ELEVATIONS



WATER TABLE MAP - AVERAGE WET SEASON

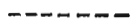


10 Year - 1 Day

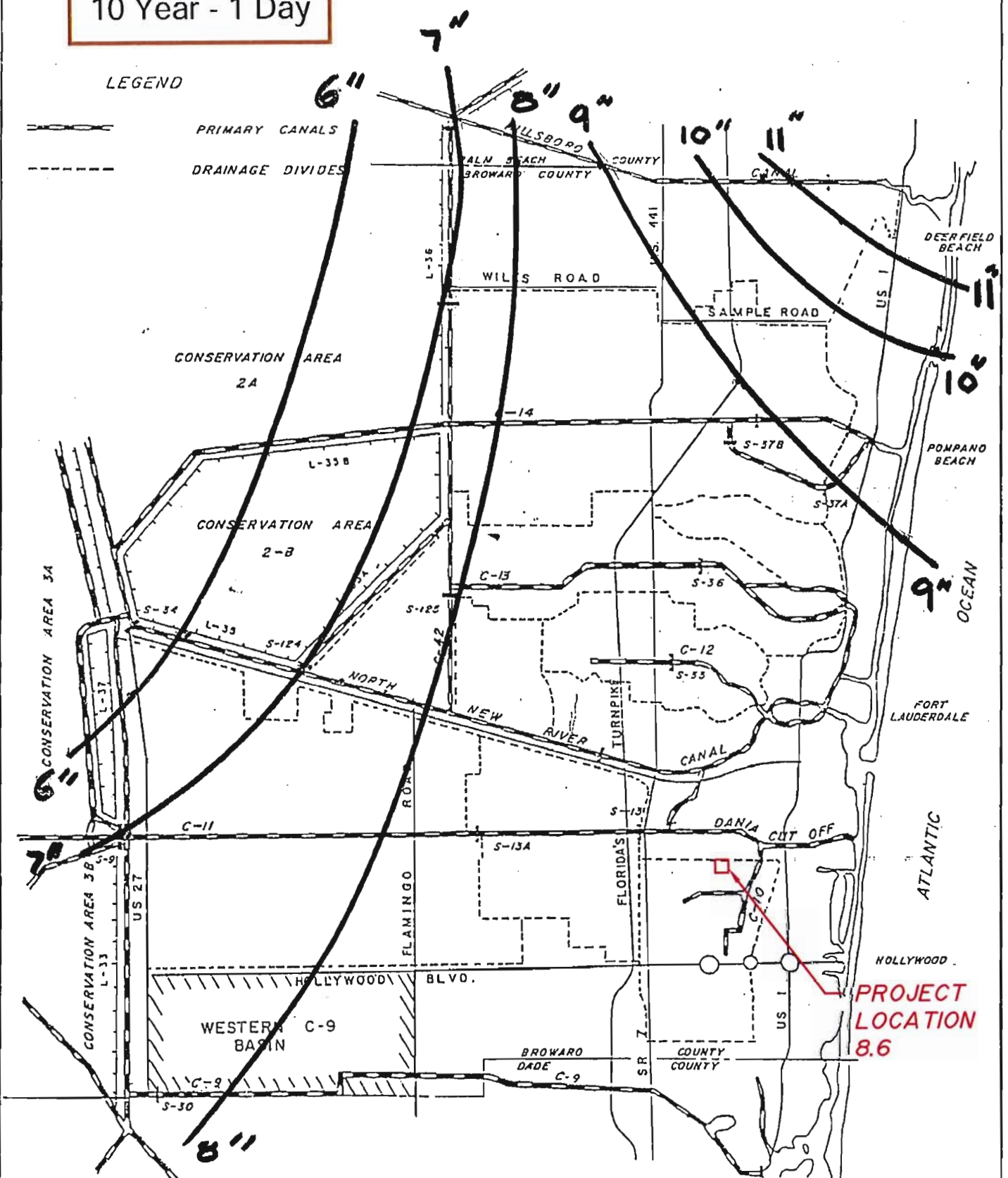
LEGEND



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

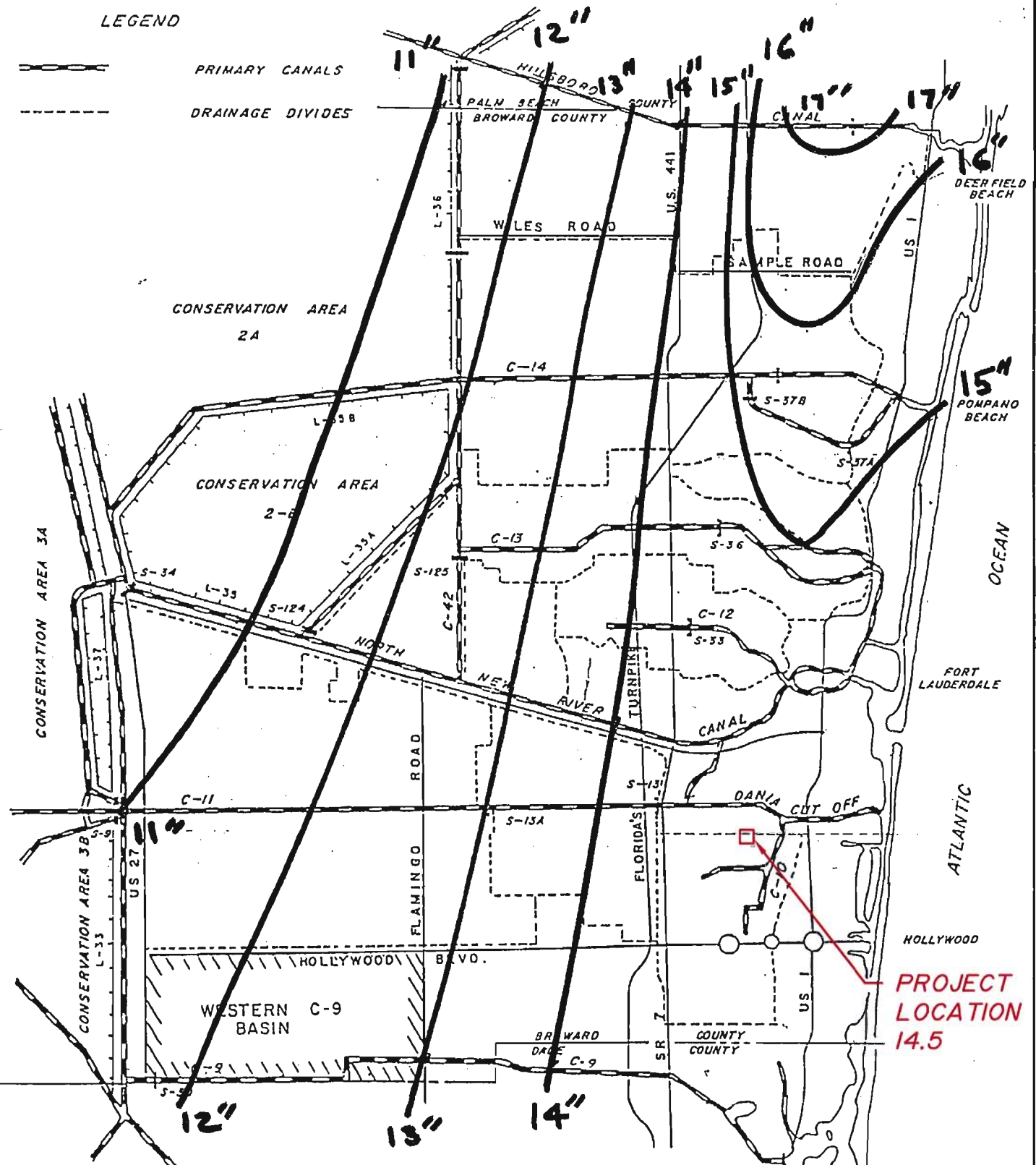
LEGEND



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

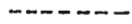
1 OF 1
SHEETS

100 Year - 3 Day

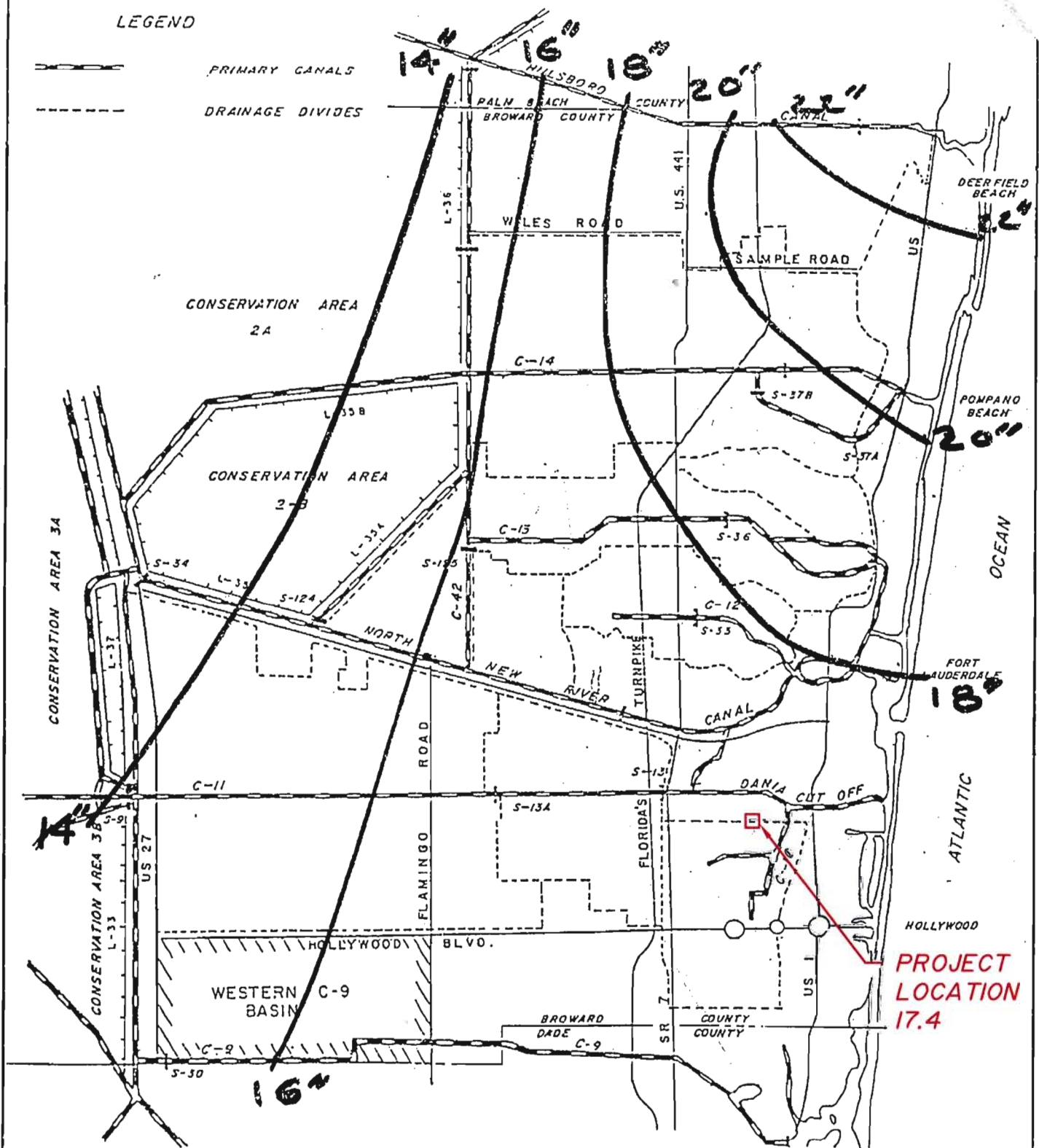
LEGEND



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).

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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.

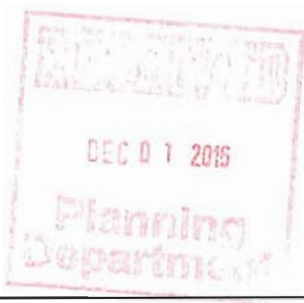
Sincerely,



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.

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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 25th 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 light blue oval border.

Ballbe and Associates, INC.

Daniel M. Lopez



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:

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.

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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

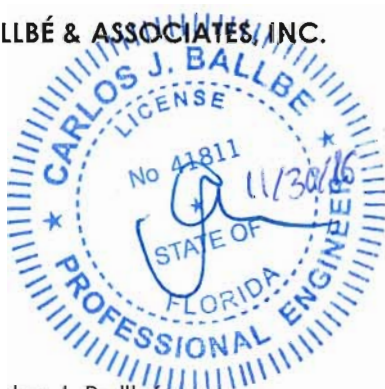
Re: **WHISPERING OAKS**
APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN
Site Plan Application NO: SP-111-16
Project Number **201625**

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:

☒	PRINTS	☐	LETTER	☐	SHOP DRAWINGS	☒	OTHER
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VIA:

☐	Mail	☒	Courier	☐	Overnight	☐	Pick Up
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COPIES	NO.:	DESCRIPTION:
1	1	Signed & sealed Site Plan Set
1	2	CD containing all Site Plan files

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒	FOR APPROVAL	☐	AS REQUESTED	☒	FOR YOUR USE
-------------------------------------	--------------	--------------------------	--------------	-------------------------------------	--------------

REMARKS:

BALLBÉ & ASSOCIATES, INC.

SIGNED: _____
Daniel Lopez



November 1, 2016

Department of Community Development
CITY OF DANIA BEACH – PLANNING AND ZONING DIVISON
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.

A handwritten signature in blue ink, appearing to read "Daniel M. Lopez", is written over a faint, light blue oval background.

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.: SP-111-16



(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*)

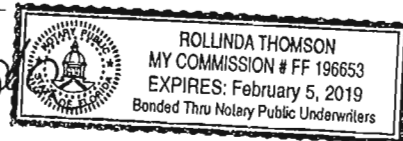
BEFORE ME THIS 31 DAY OF October 2016

By:

Troy D. Jppolite
(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
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 250.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

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. 6th 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.

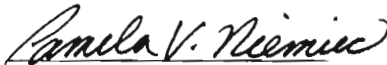
NOTE: Grantors state that the subject property is not and never has been the homestead of the
grantor BARBARA J. SMOLKOVIC, nor is it contiguous or adjacent to homestead property.
Said grantor resides in Royal Palm Beach, Florida.

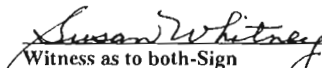
and said grantors do hereby fully warrant the title to said land, and will defend the same against
the lawful claims of all persons whomsoever.

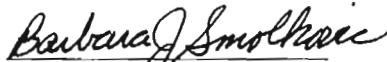
IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seals the day and year
first above written.

Signed, sealed and delivered
in our presence:


Witness as to both-Sign
ROGER F. BORRELLO
Print

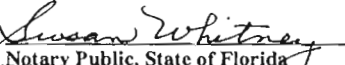

PAMELA V. NIEMIEC


Witness as to both-Sign
SUSAN WHITNEY
Print


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

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 BAFFLE
	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:

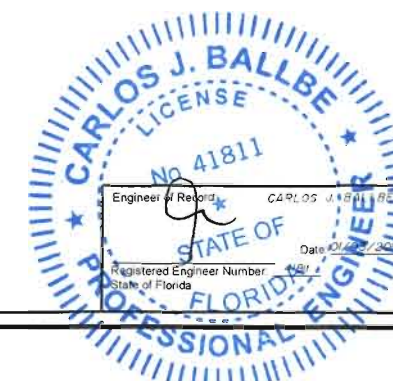
DESCRIPTION:	SHEET NO.:
COVER SHEET	1
SITE PLAN	SPI-SP2
CONCEPTUAL WATER AND SEWER SYSTEM - PLAN	WSI-WS2
CONCEPTUAL PAVING AND DRAINAGE SYSTEM - PLAN	PDI-PD2
CONCEPTUAL PAVING AND DRAINAGE SYSTEM - TYPICAL SECTION AND DETAILS	PD3
SITE PLAN - OFFSITE PLAN	OS1
FIRE ACCESS - PLAN	FAI-FA2
TRAFFIC CIRCULATION - 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

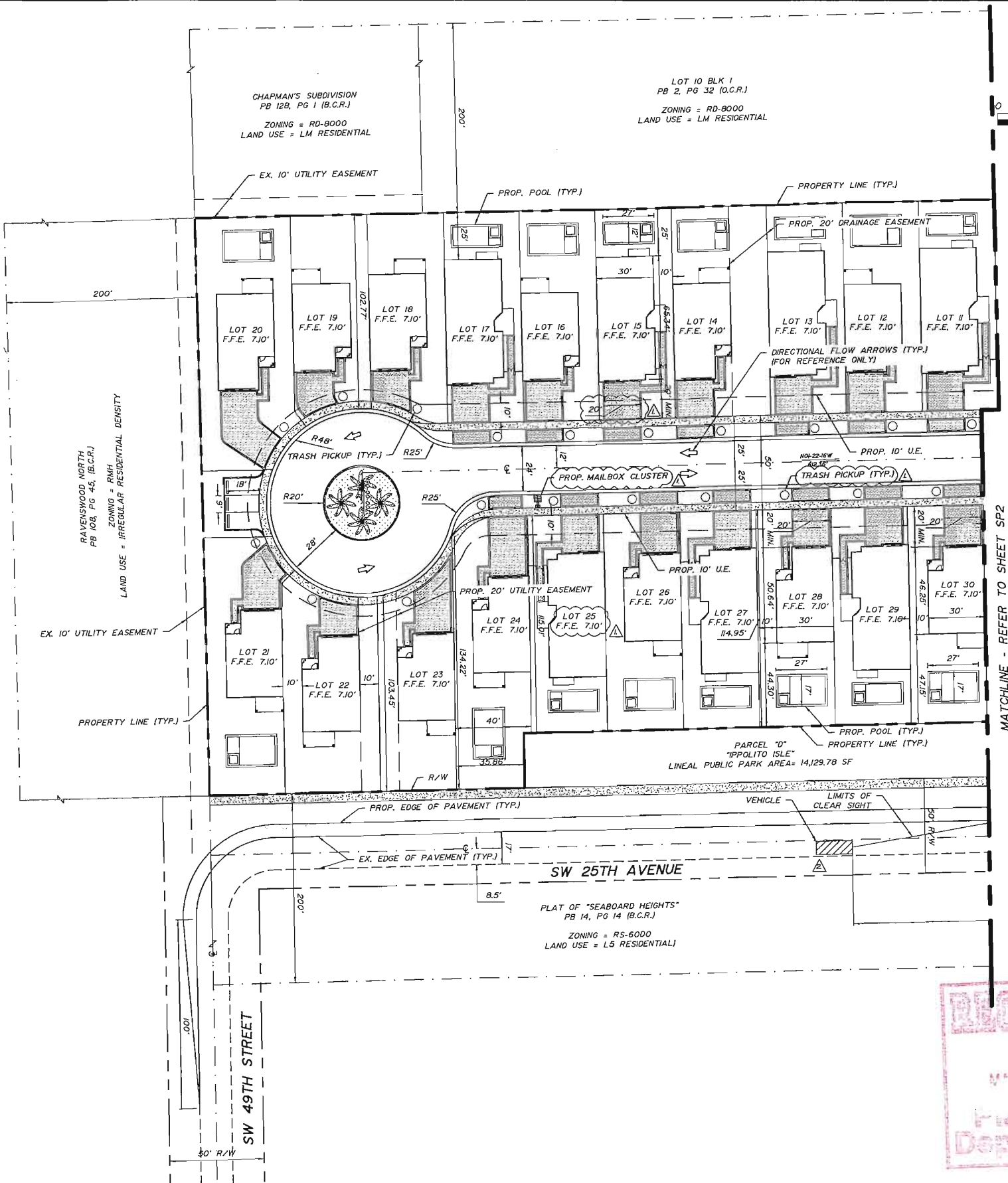


Project Number:	201625
Sheet Number:	1

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



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	2/8/16	CJB	ADD SIGHT TRIANGLE INFORMATION				
2	11/30/16	DML	REVISED PER DRC COMMENTS (CYCLE 1)				

Designed by:	C.J.B.	Date:	11/2016
Drawn by:	D.M.L.	Date:	11/2016
Checked by:		Date:	

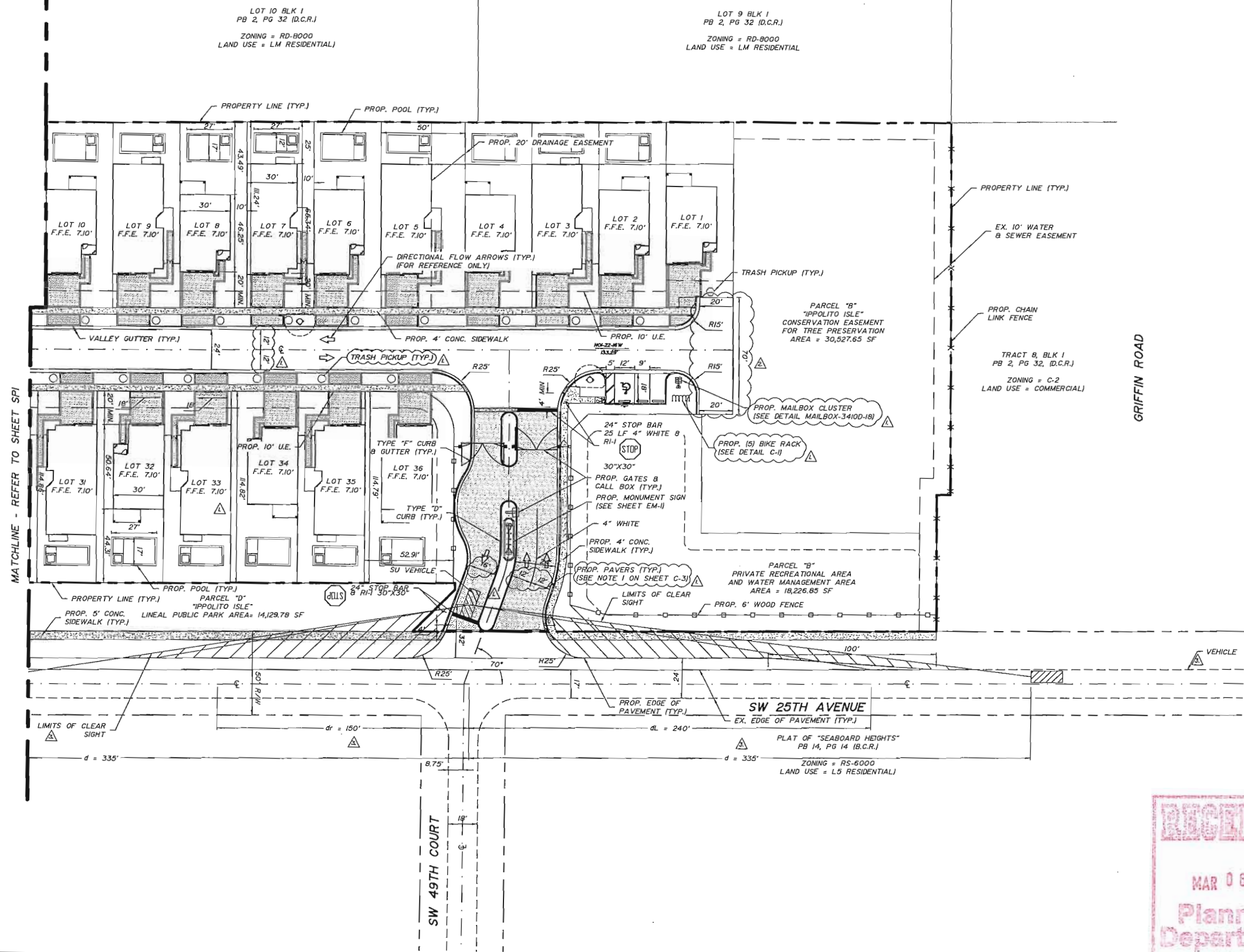
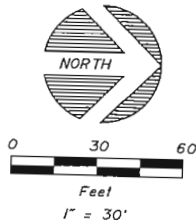
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

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
Date:	11/30/16

SITE PLAN		Project Number:	201625
WHISPERING OAKS		Sheet Number:	SP-1
THB ISLES, INC.			

RECEIVED
MAY 06 2017
Planning Department



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

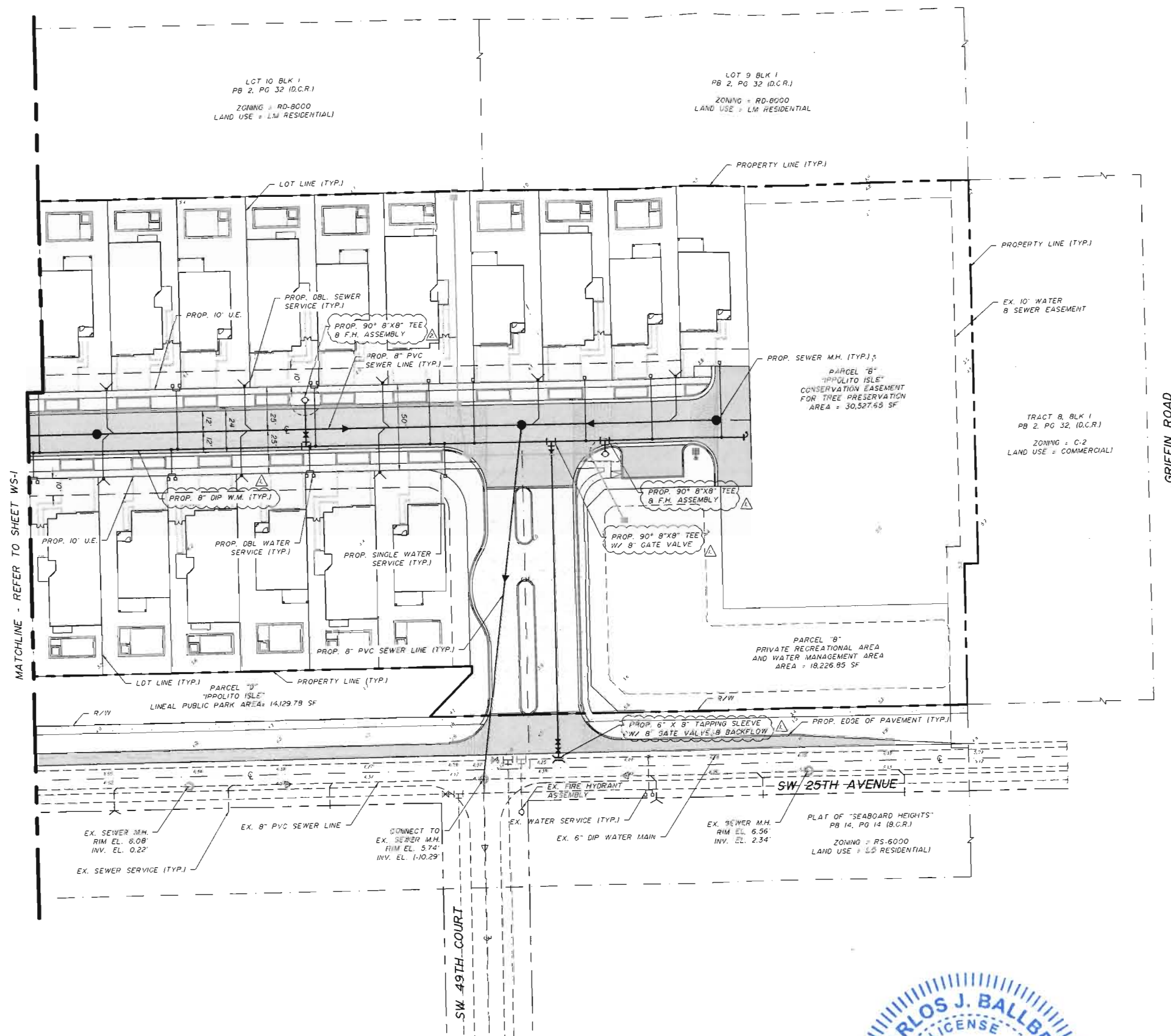
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

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





CARLOS J. BALLBE
 LICENSE
 No. 41811
 Engineer of Record
 State of Florida
 Registered Engineer Number
 Date: 12/31/16

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)

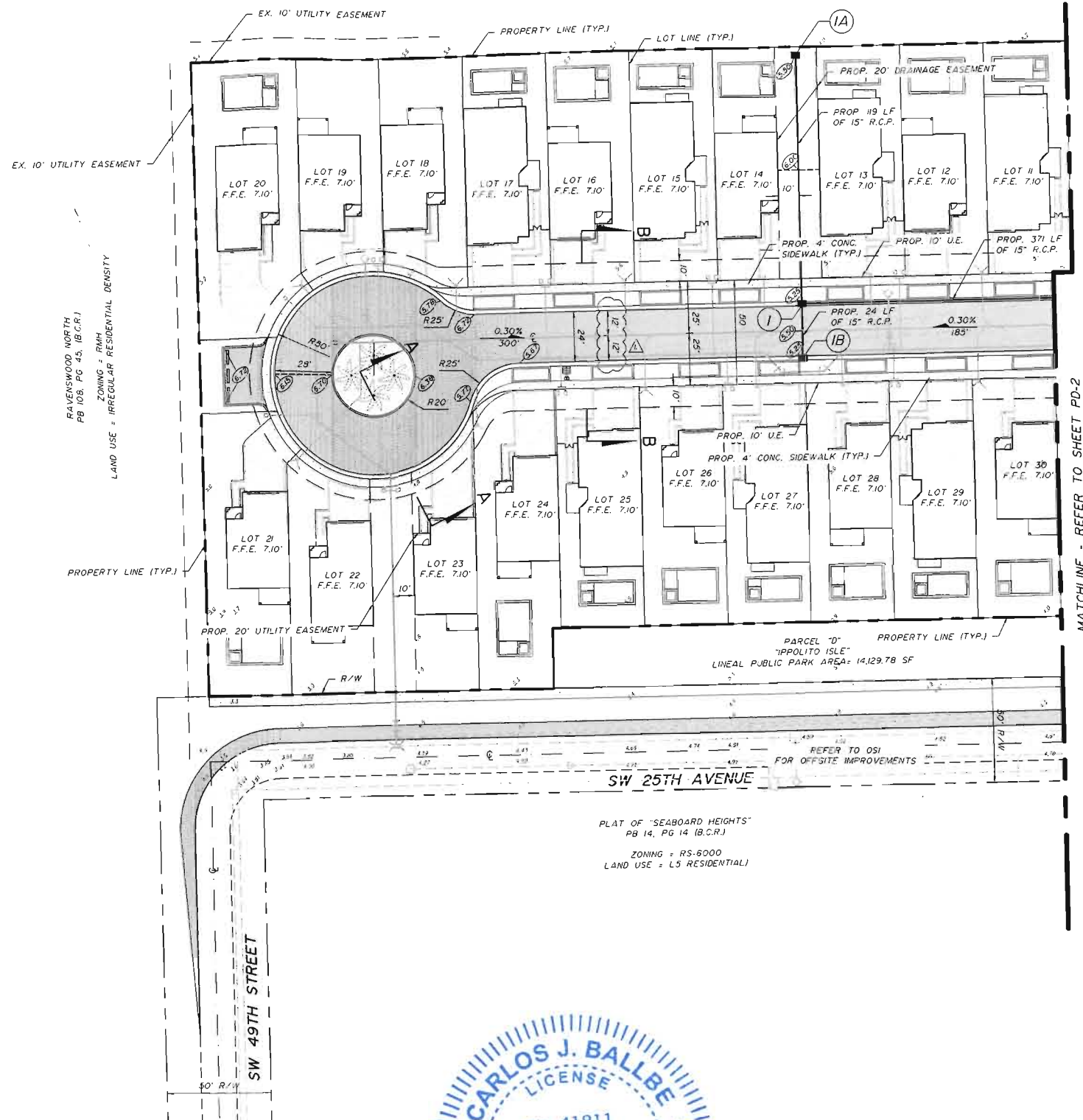
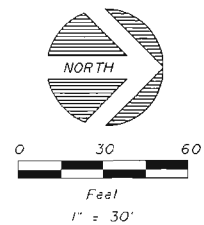
IA TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME & GRATE
R.E. 5.50
I.E. 0.50 W (PRB)

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

SW 25TH AVENUE

PLAT OF "SEABOARD HEIGHTS"
PB 14, PG 14 (B.C.R.)
ZONING = RS-8000
LAND USE = L5 RESIDENTIAL

SW 49TH STREET



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

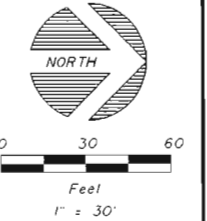
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
Registered Engineer Number: 41811
State of Florida

CONCEPTUAL PAVING AND DRAINAGE SYSTEM
PLAN
WHISPERING OAKS
THB ISLES, INC.

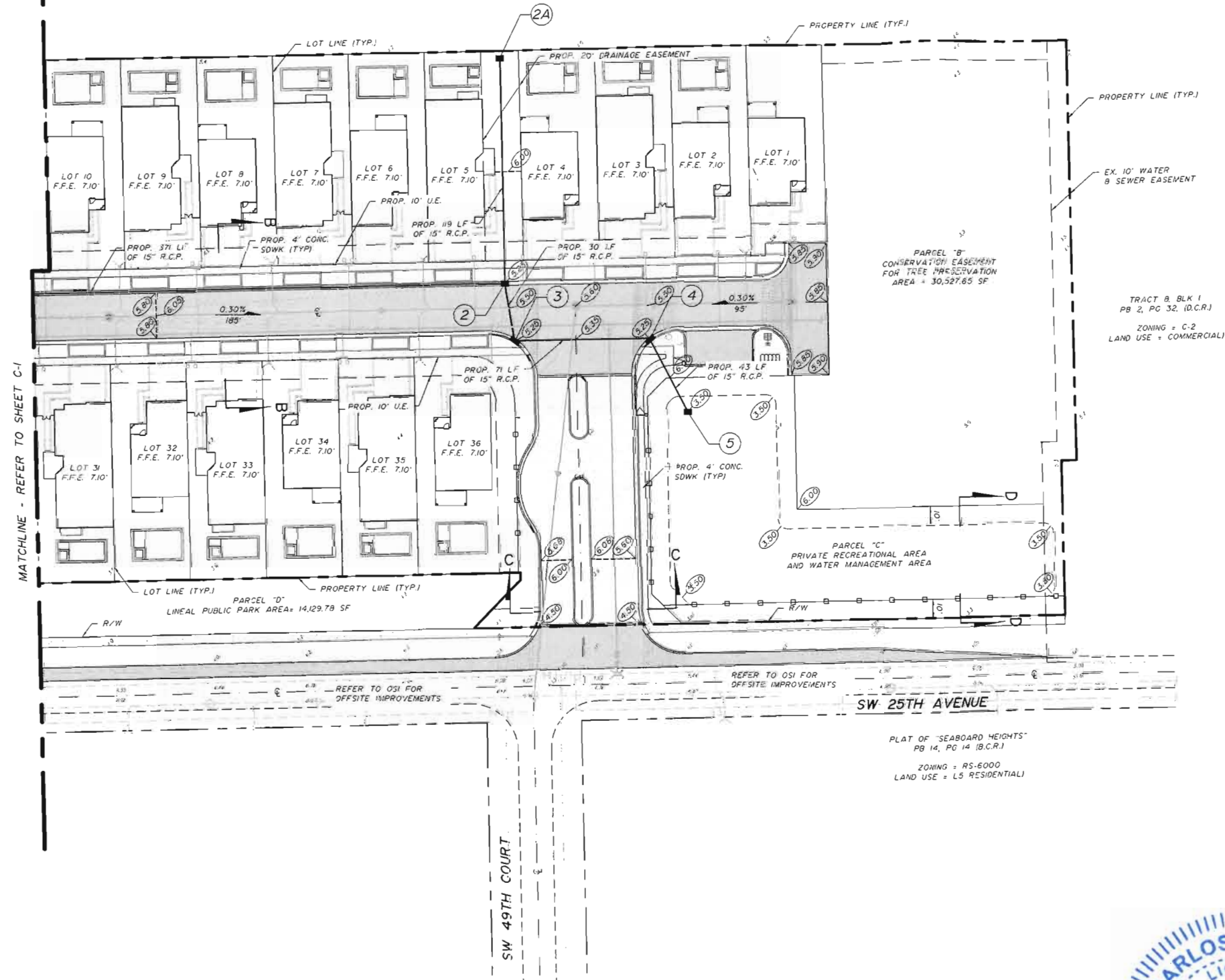
Project Number
201625
Sheet Number
PD-1

REVISION	NO.	DATE	BY	REVISION



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/
U.S.F.
512-6143 FRAME B GRATE
R.E. 3.25
I.E. 0.50 S (PRB)
0.50 W (PRB)
0.50 E (PRB) | 2A TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 5.50
I.E. 0.50 E | 3 TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 5.25
I.E. 0.50 N (PRB)
0.50 W (PRB) |
| 4 TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 5.25
I.E. 0.50 NE (PRB)
0.50 S (PRB) | 5 TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 3.50
I.E. 0.50 SW | |

GRiffin ROAD

TRACT B BLK 1
PB 2, PG 32 (D.C.R.)
ZONING = C-2
LAND USE = COMMERCIAL

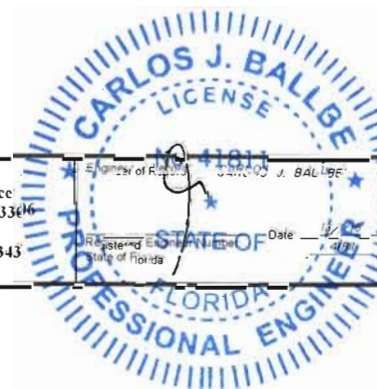
PLAT OF "SEABOARD HEIGHTS"
PB 14, PG 14 (B.C.R.)
ZONING = RS-6000
LAND USE = L5 RESIDENTIAL

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	10/20/16	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: _____

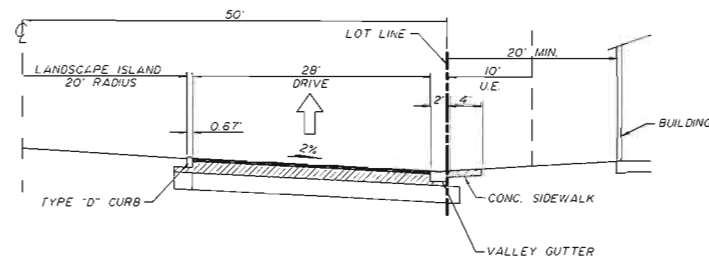
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

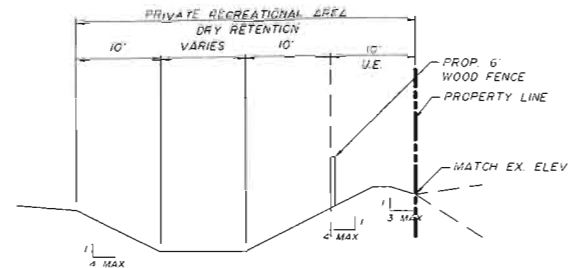


CONCEPTUAL PAVING AND DRAINAGE SYSTEM
PLAN
WHISPERING OAKS
THB ISLES, INC.

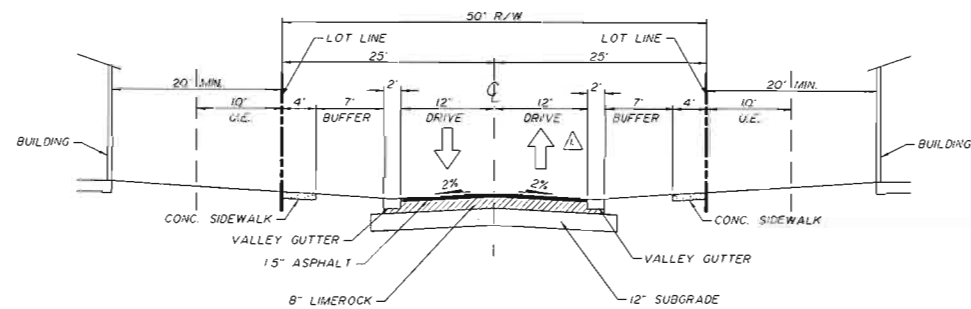
Project Number
201625
Sheet Number
PD-2



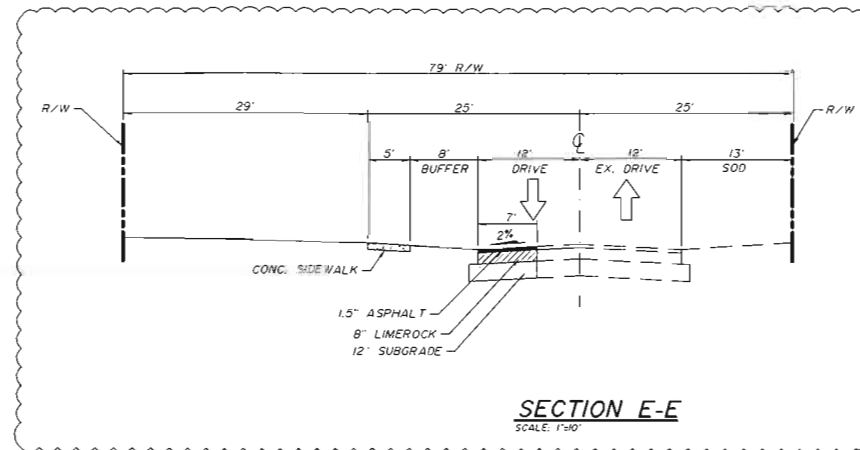
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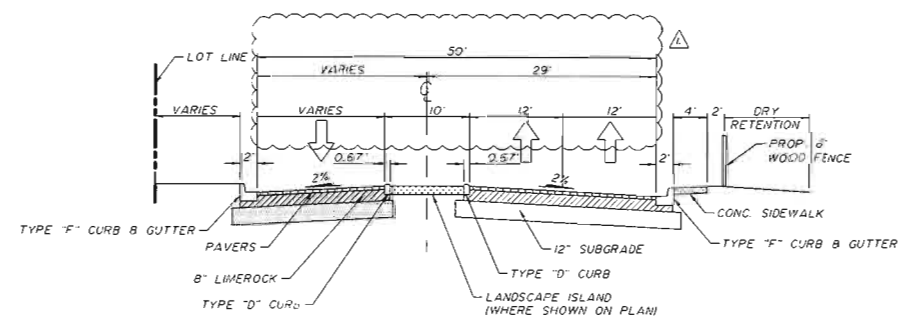
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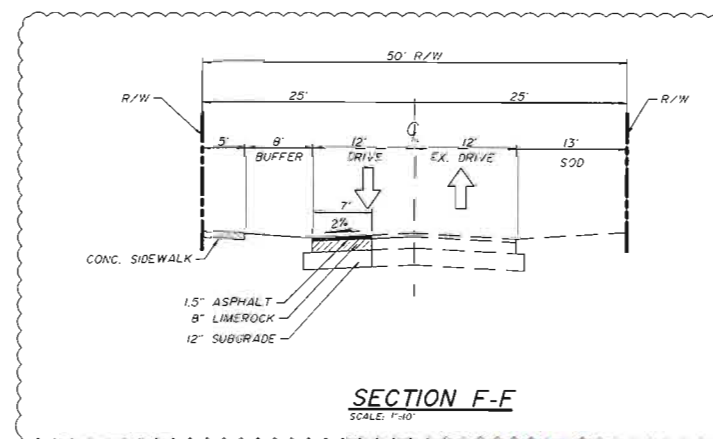
SECTION B-B
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



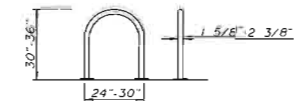
SECTION C-C
SCALE: 1"=10'



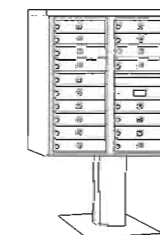
SECTION F-F
SCALE: 1"=10'

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	DHS	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: _____

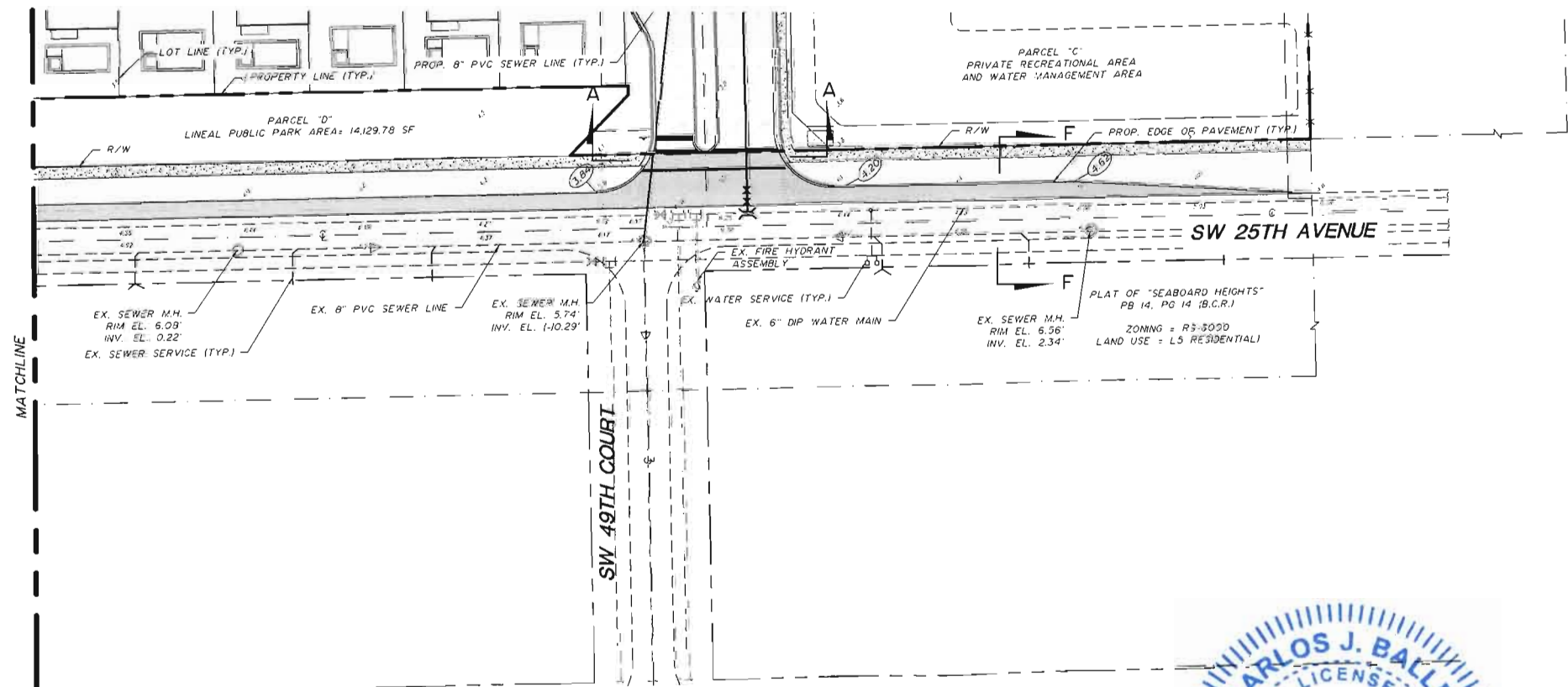
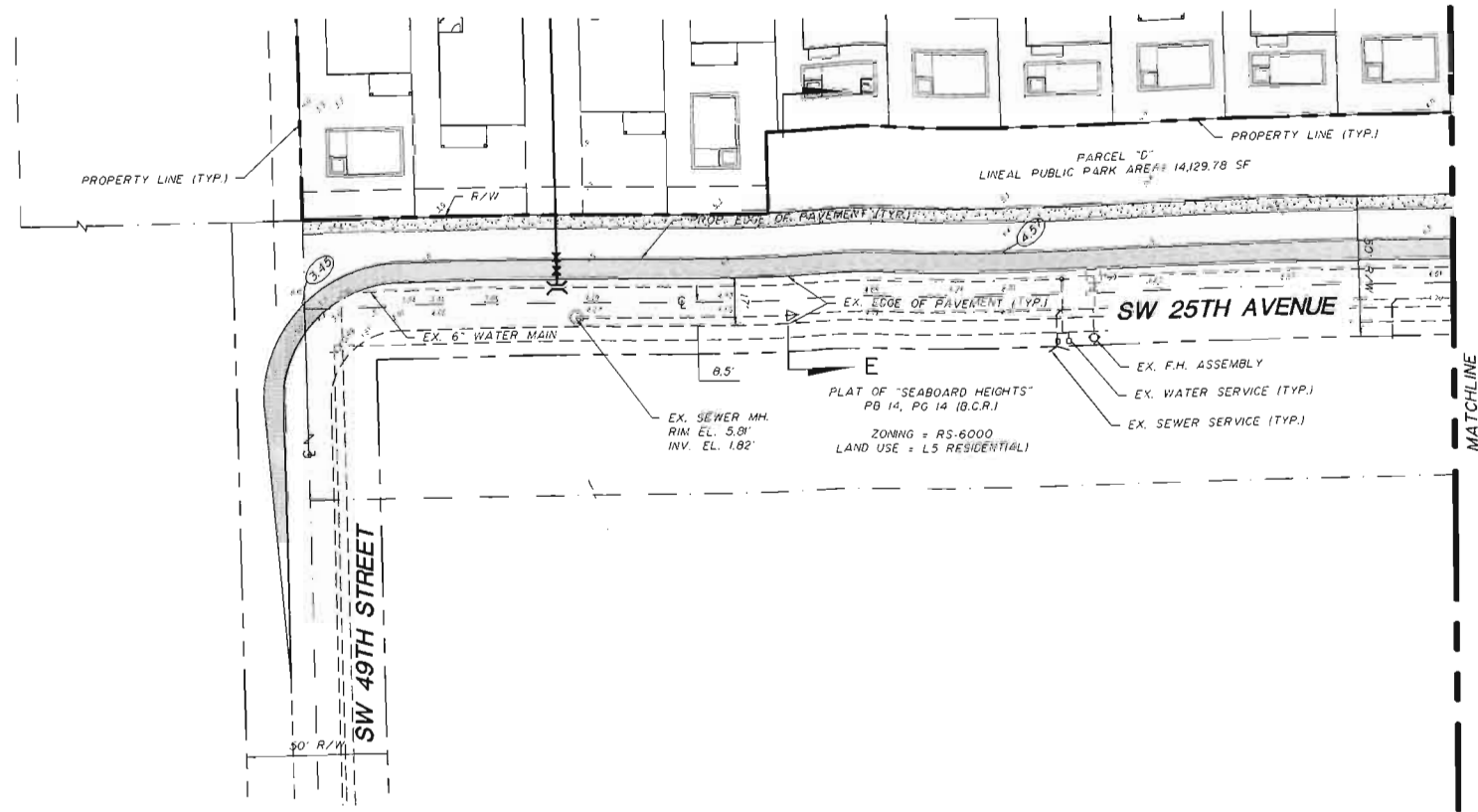
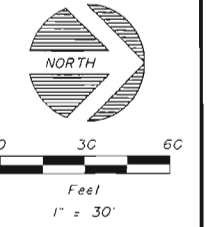
BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: 11411
 State of Florida

CONCEPTUAL PAVING AND DRAINAGE SYSTEM
 TYPICAL SECTIONS AND DETAILS
WHISPERING OAKS
 THB ISLES, INC.

Project Number: 201625
 Sheet Number: PD-3



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

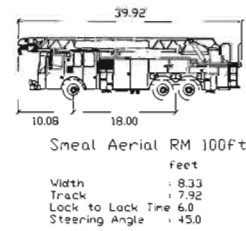
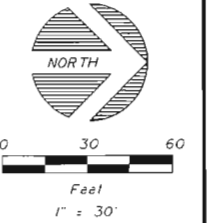
Designed by C. J.B. Date: 9/20/16
Drawn by D.M.L. Date: 9/20/16
Checked by _____ Date: _____

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

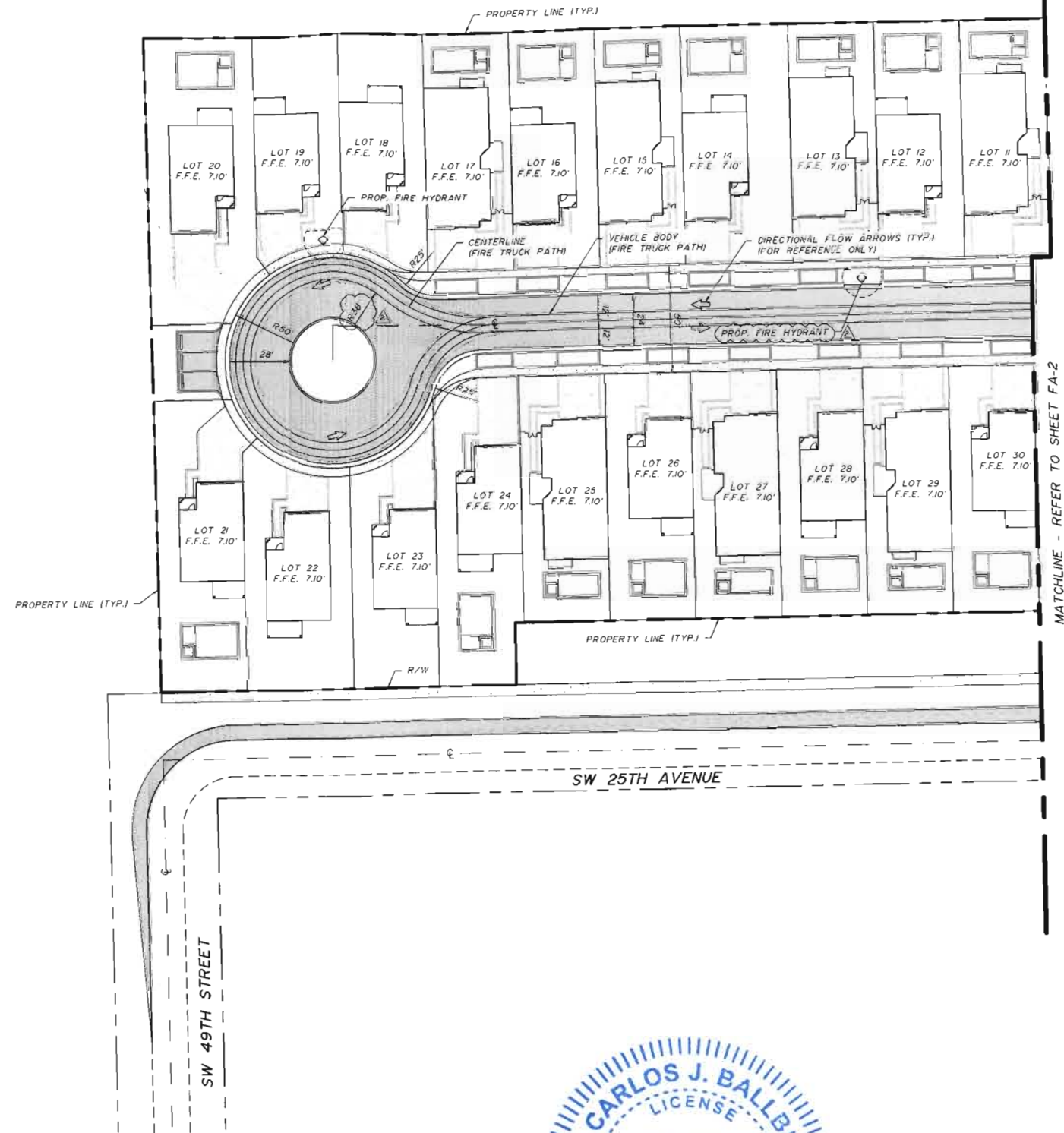
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343



SITE PLAN OFFSITE PLAN	Sheet Number: 201625
WHISPERING OAKS THB ISLES, INC.	Sheet Number: OSI



FIRE TRUCK DIMENSIONS

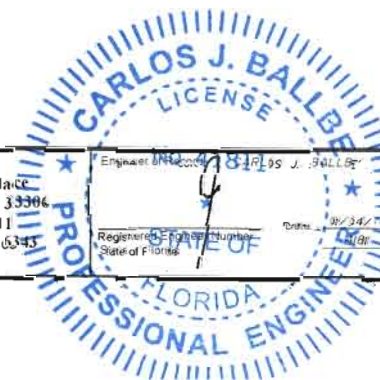


NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	01/24/2017	DMG	REVISED PER LMC COMMENTS (PAGES 2 & 3)				
2	02/01/2018	DMG	SHEET ADDED PER LMC COMMENT'S (PAGE 4)				

Designed by: C.A.R. Date: 11/2016
Drawn by: D.M.L. Date: 11/2016
Checked by: _____ Date: _____

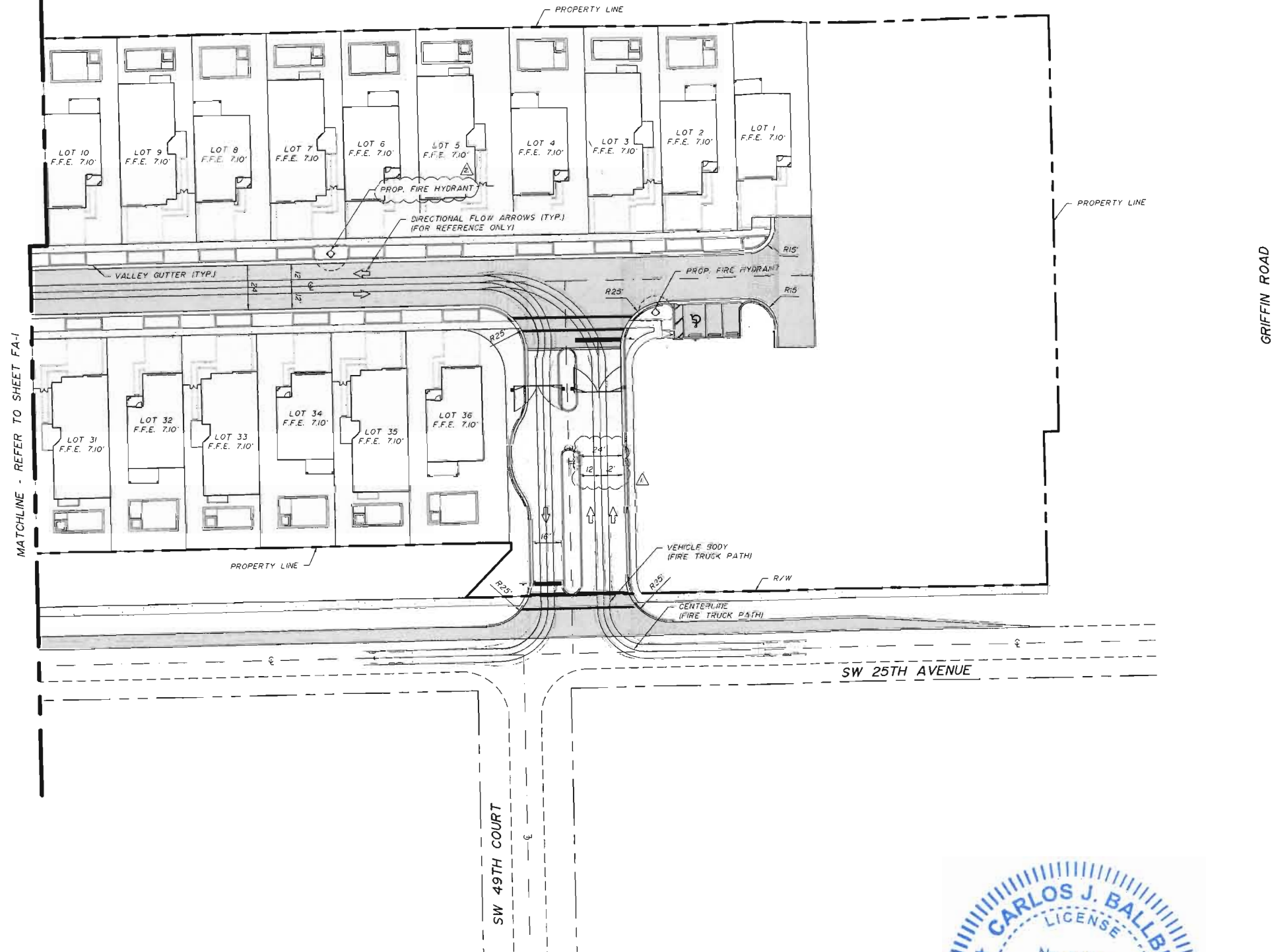
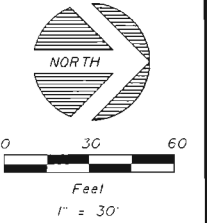
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

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

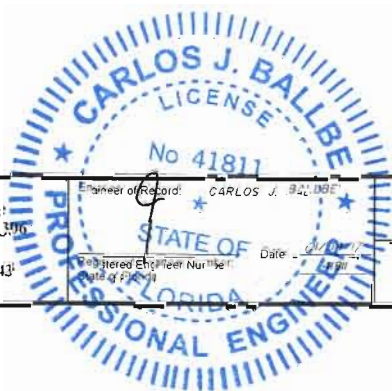


NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	9/14/2017	CML	REVISED PER DMC COMMENTS CYCLE II				
2	11/24/2018	CML	SHEET ADDED PER DMC COMMENTS CYCLE II				

Designed by: C.J.B. Date: 11/2016
Drawn by: D.M. Date: 11/2016
Checked by: _____ Date: _____

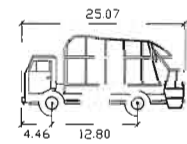
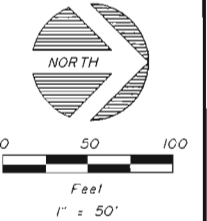
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

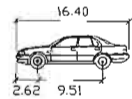


SITE PLAN
FIRE ACCESS PLAN
WHISPERING OAKS
THB ISLES, INC.

Project Number
201625
Sheet Number
FA-2

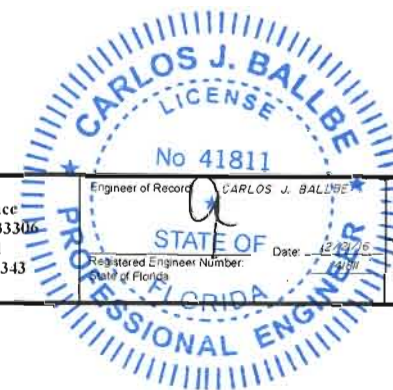
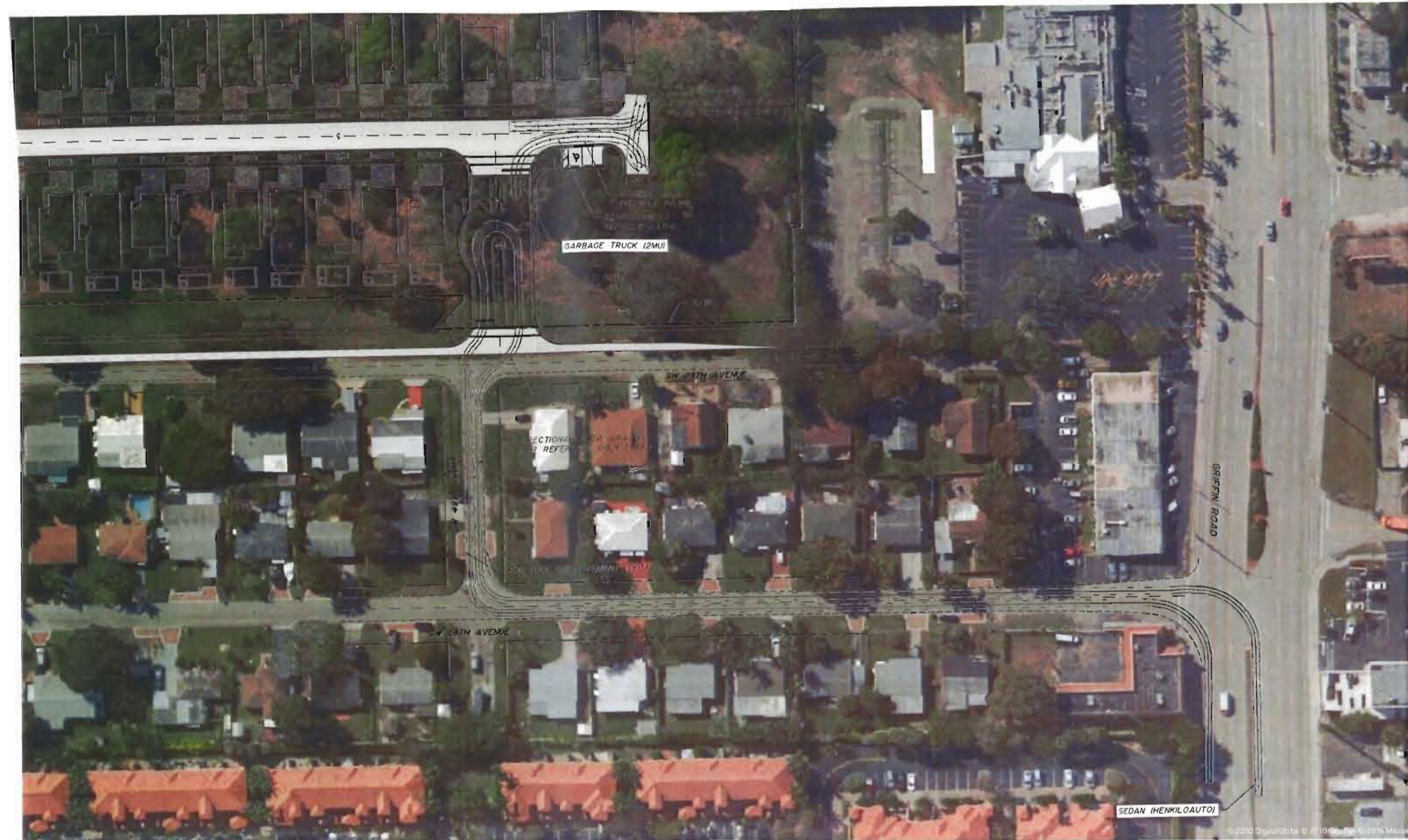


2MU feet
Width : 8.20
Track : 8.20
Lock to Lock Time 6.0
Steering Angle : 40.8



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: _____

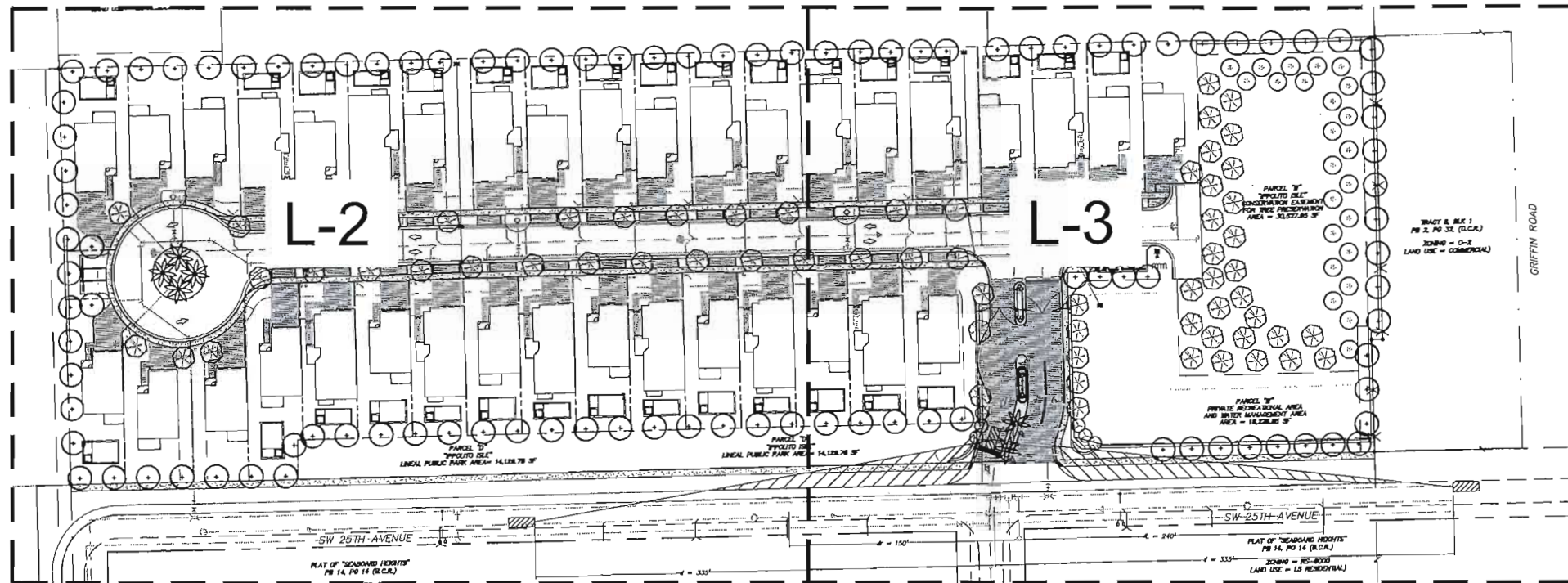
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

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	REQUIRED	PROVIDED
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 - 312 L.F. abutting commercial	<u>10 TREES</u> <u>156 SHRUBS</u>	<u>10 TREES</u> <u>358 SHRUBS</u>
TOTAL BUFFER PLANTINGS (A+B)	<u>84 TREES</u> <u>156 SHRUBS</u>	<u>84 TREES</u> <u>358 SHRUBS</u>

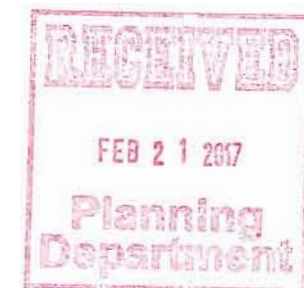
INTERIOR LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
A. V.U.A. Landscape Requirement - 20% of total V.U.A. to be dedicated to landscaping - 1 tree per 200 sqft of V.U.A. - 37,342.35 sqft of V.U.A.	<u>7,468.47 SF</u> <u>187 TREES</u>	<u>23,339.16 SF</u> <u>187 TREES</u>
B. Non-V.U.A. Landscape Requirement Percentage of Non-V.U.A. Open Space: 30%-39% of site (31%) - 1 tree and 8 shrubs per 2,500 sqft - 84,304.59 sqft of non-V.U.A. open space	<u>34 TREES</u> <u>270 SHRUBS</u>	<u>39 TREES</u> <u>270 SHRUBS*</u>
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>360 SHRUBS</u>	<u>108 TREES*</u> <u>648 SHRUBS*</u>
TOTAL INTERIOR PLANTINGS	<u>221 TREES</u> <u>360 SHRUBS</u>	<u>226 TREES</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>516 SHRUBS</u>	<u>310 TREES</u> <u>1130 SHRUBS</u>
A. 50% of total trees and shrubs provided to be native species	<u>153 TREES</u> <u>258 SHRUBS</u>	<u>247 TREES</u> <u>995 SHRUBS</u>
B. - 40% of proposed trees to be shade trees - Of remaining 60%: - Less than 30% to be intermediate trees - Less than 10% to be small trees - Less than 20% to be palm trees	<u>123 TREES</u> <u>56 TREES</u> <u>19 TREES</u> <u>37 PALMS</u>	<u>247 TREES</u> <u>24 TREES</u> <u>6 TREES</u> <u>112 PALMS</u>



WHISPERING OAKS DANIA BEACH, FL INDEX

Project:

Revisions:	Date:	By:
1. Initial Design	11/22/2016	WITKIN
2. Final Design	01/25/2017	WITKIN
3. Final Design	02/15/2017	WITKIN

Seal:

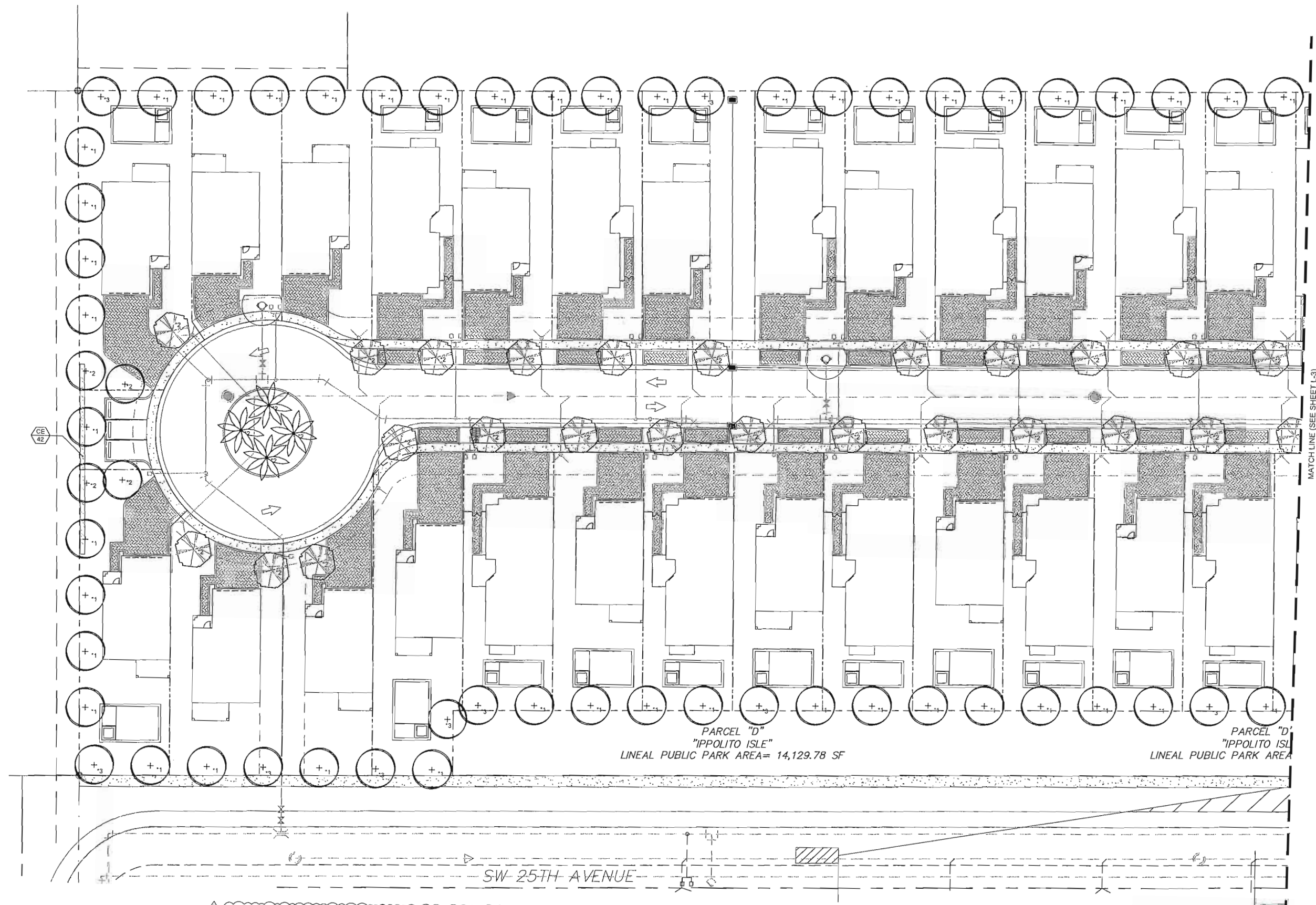
Lic. # LA0000889
Member: A.S.L.A.

Drawing: INDEX
Date: 10/19/2016
Scale: See Left
Drawn by: TGW
Sheet No.:

L-1

Cad Id.: 2016-098

WITKIN HULTS
DESIGN GROUP
307 South 21st Avenue
Hollywood, Florida
phone: 954-923-8861 fax: 954-923-9659
www.witkinhults.com



LANDSCAPE PLAN

Scale: 1"=20'-0"

LEGEND

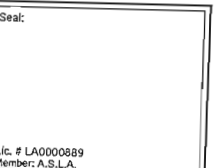
- *1 TREE REQUIRED FOR PERIMETER BUFFER
 - *2 TREE REQUIRED FOR V.U.A.
 - *3 TREE REQUIRED FOR NON-V.U.A.
- ALL TREES IN SINGLE FAMILY LOTS TO BE COUNTED AS *2 TREES



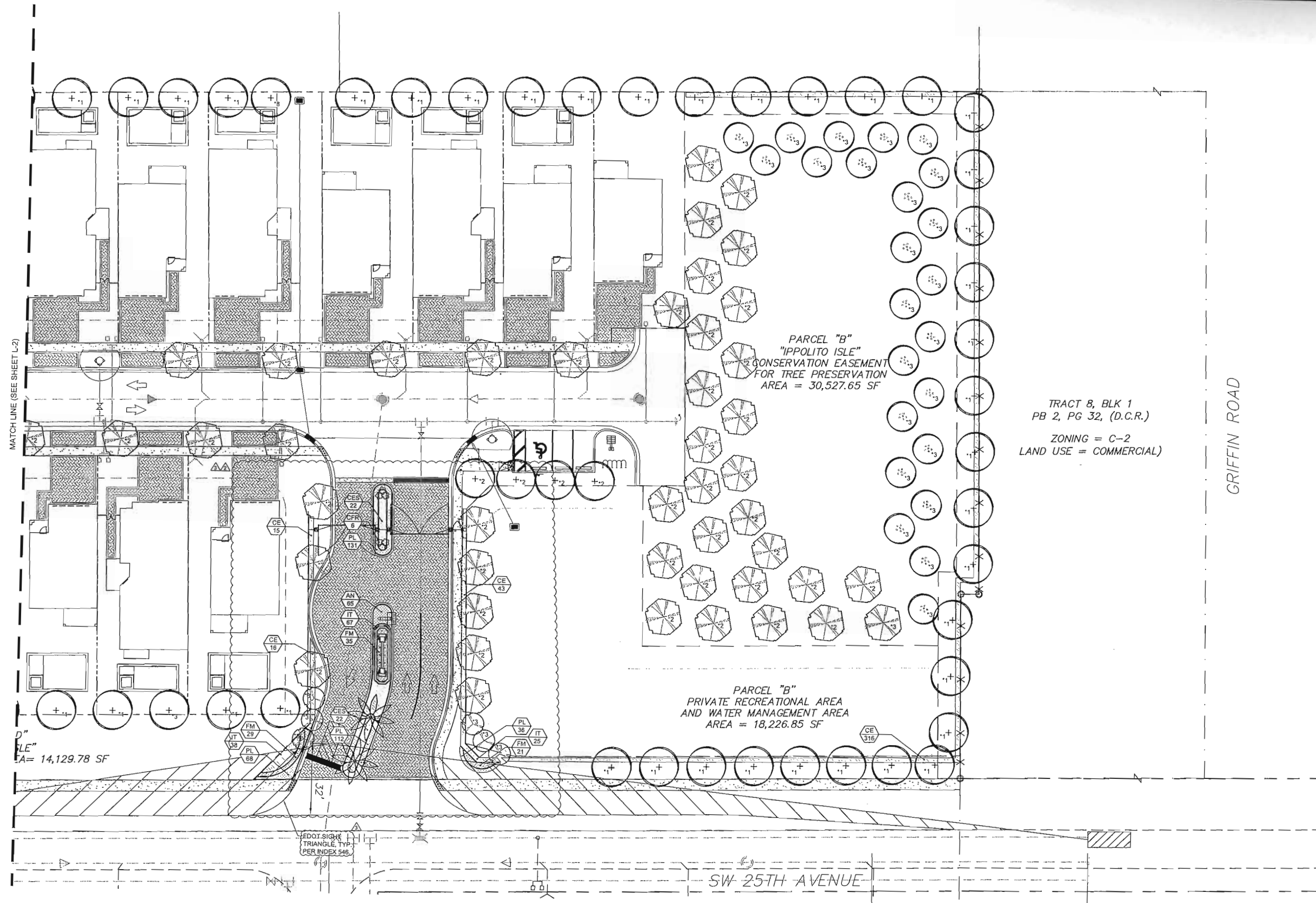
WHISPERING OAKS DANIA BEACH, FL LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
1. City Comments	11.23.16	TGW
2. City Comments	12.14.16	TGW
3. City Comments	01.25.17	TGW
4. City Comments	02.14.17	TGW
5. City Comments	02.14.17	TGW
6. City Comments	02.14.17	TGW
7. City Comments	02.14.17	TGW
8. City Comments	02.14.17	TGW
9. City Comments	02.14.17	TGW
10. City Comments	02.14.17	TGW
11. City Comments	02.14.17	TGW
12. City Comments	02.14.17	TGW
13. City Comments	02.14.17	TGW
14. City Comments	02.14.17	TGW
15. City Comments	02.14.17	TGW
16. City Comments	02.14.17	TGW
17. City Comments	02.14.17	TGW
18. City Comments	02.14.17	TGW
19. City Comments	02.14.17	TGW
20. City Comments	02.14.17	TGW



Drawing: Landscape Plan
Date: 10/19/2016
Scale: See L&P
Drawn by: TGW
Sheet No.:
L-2
Cad Id.: 2016-096



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

PARCEL "B"
"IPPOLITO ISLE"
CONSERVATION EASEMENT
FOR TREE PRESERVATION
AREA = 30,527.65 SF

TRACT 8, BLK 1
PB 2, PG 32, (D.C.R.)
ZONING = C-2
LAND USE = COMMERCIAL

PARCEL "B"
PRIVATE RECREATIONAL AREA
AND WATER MANAGEMENT AREA
AREA = 18,226.85 SF

PARCEL "A"
AREA = 14,129.78 SF

GRIFFIN ROAD

SW 25TH AVENUE



WHISPERING OAKS DANIA BEACH, FL LANDSCAPE PLAN

Revisions:	Date:	By:
1. Initial Design	11/19/2016	TGW
2. Revision of Site Plan	01/25/2017	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



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	Codiaeum variegatum 'Sloppy Painter'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW- GREEN CROTON	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floritam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* 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	22

RECEIVED
FEB 21 2017
Planning
Department

WHISPERING OAKS
DANIA BEACH, FL
MODEL A TYPICAL LANDSCAPE PLAN

Project:

[illegible]

Seal:

Uc. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 10/27/2016
Scale: See Left
Drawn by: TGW
Sheet No.:

L-4

Cad Id.: 2016-096

Cad 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.
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	15

[illegible]

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 10/27/2016
Scale: See Left
Drawn by: TGW
Sheet No.:

L-6

Cad Id.: 2016-096





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 'Floritam' 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 immediately 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.

[illegible]

Seal

Uc. # LA0000889
Member, A.S.L.A.

Drawing: Landscape Details

Date: 10/19/2016

Scale: NTS

Drawn by: TGW

Sheet No.:

Cad Id.: 2016-096



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"

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

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkarch.com

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REVISIONS:

OWNER:
THE BLES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SF.H

SCALE:

COLOR ELEVATIONS
UNITS

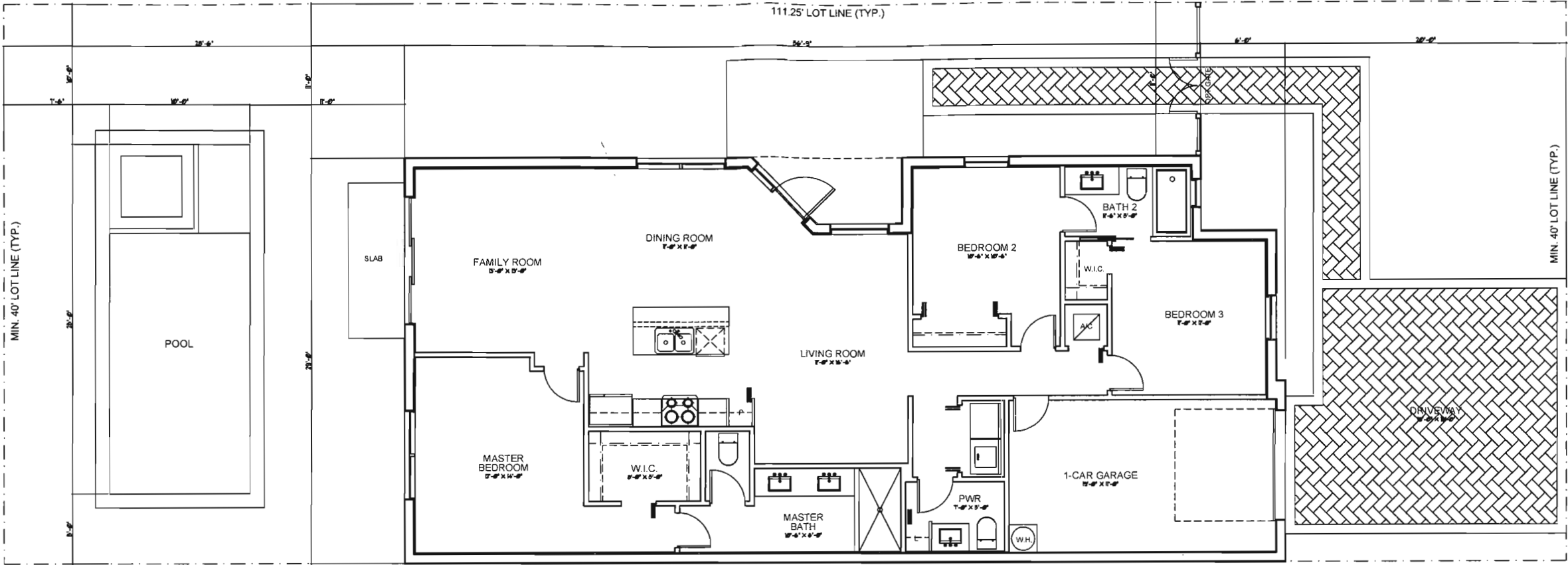
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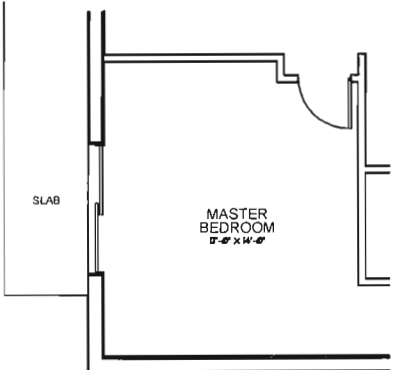
A-0

SHEET NO.:





FIRST FLOOR PLAN MODEL A
SCALE: 1/4" = 1'-0"



OPT. SLD 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 %



**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, R.A.
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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Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SFH
SEAL:

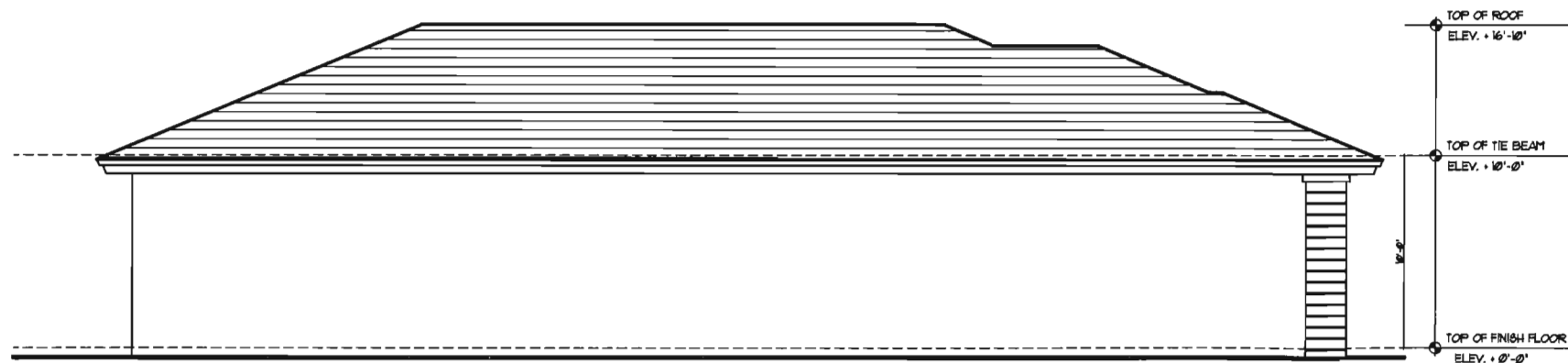
FLOOR PLAN
UNIT A

SITE DATA
DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-1
SHEET NO.:



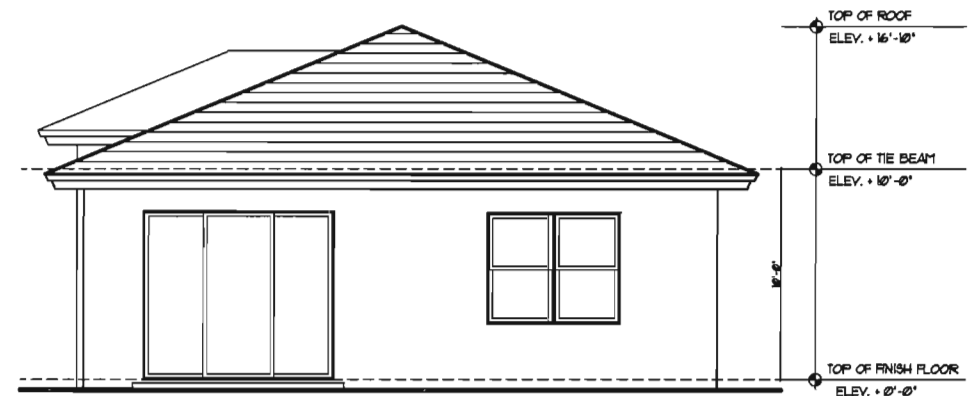
RIGHT ELEVATION MODEL A
SCALE: 1/4" = 1'-0"



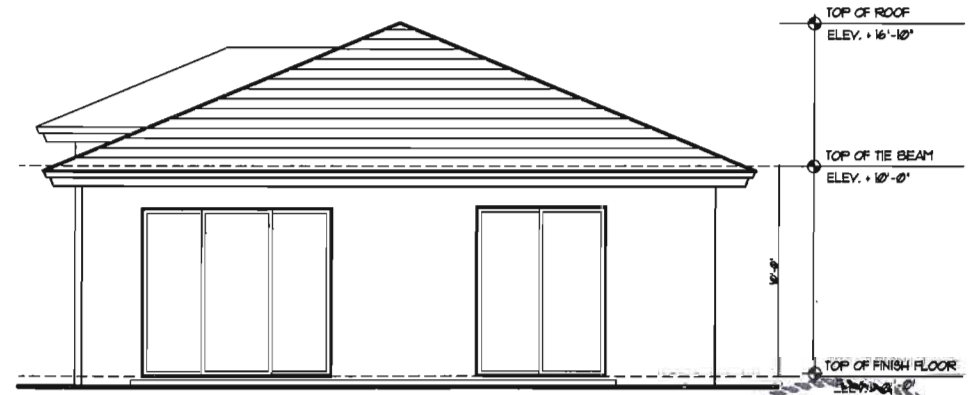
LEFT ELEVATION MODEL A
SCALE: 1/4" = 1'-0"



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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1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
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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

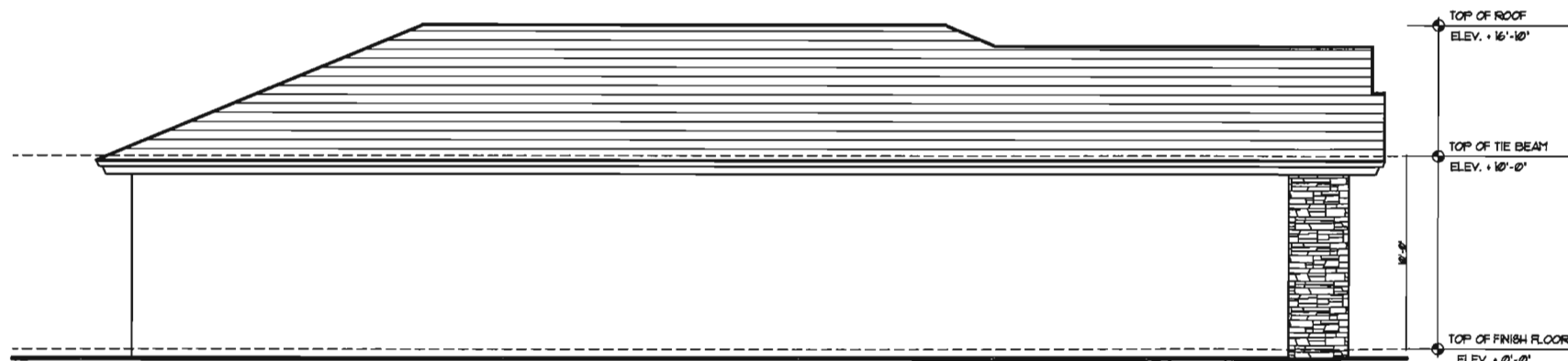
A-2

SHEET NO.:

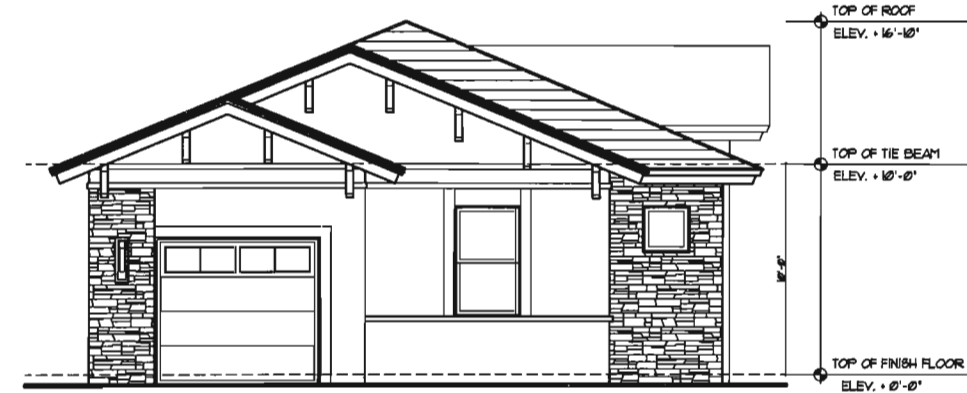




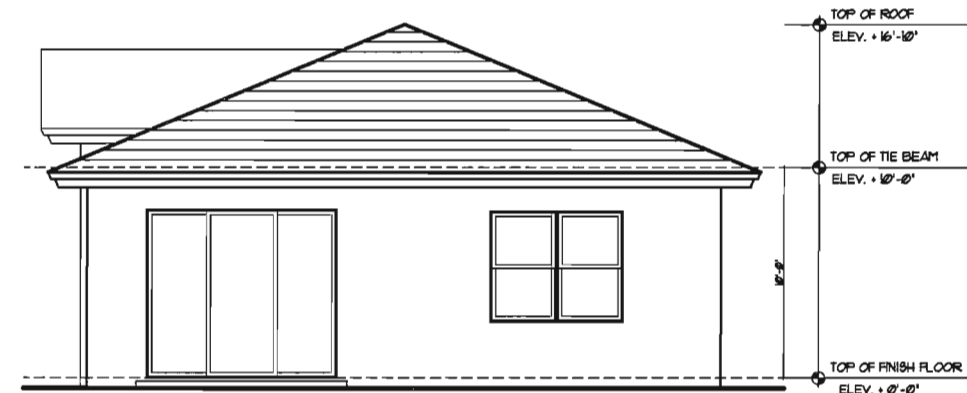
RIGHT ELEVATION MODEL A (ALT)
SCALE: 1/4" = 1'-0"



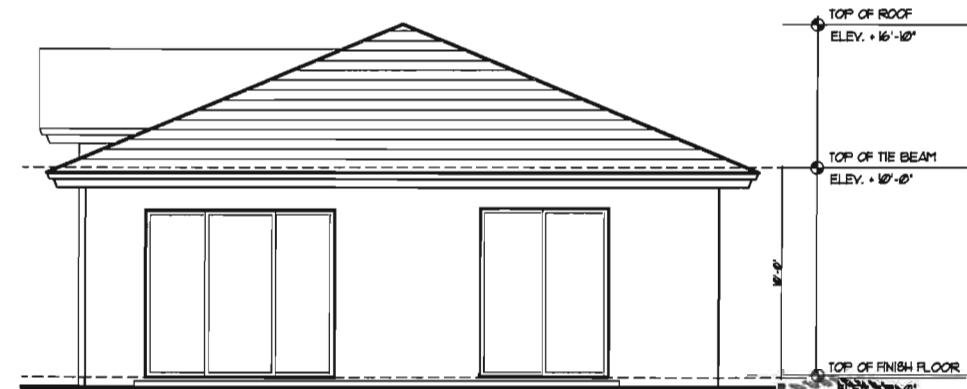
LEFT ELEVATION MODEL A (ALT)
SCALE: 1/4" = 1'-0"



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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PETER KILIDDJIAN, R.A.
LICENSE No.: AR 0093067

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DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
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DANIA BEACH, FLORIDA

40' SFH

SEAL:

ELEVATIONS ALT.
UNIT A

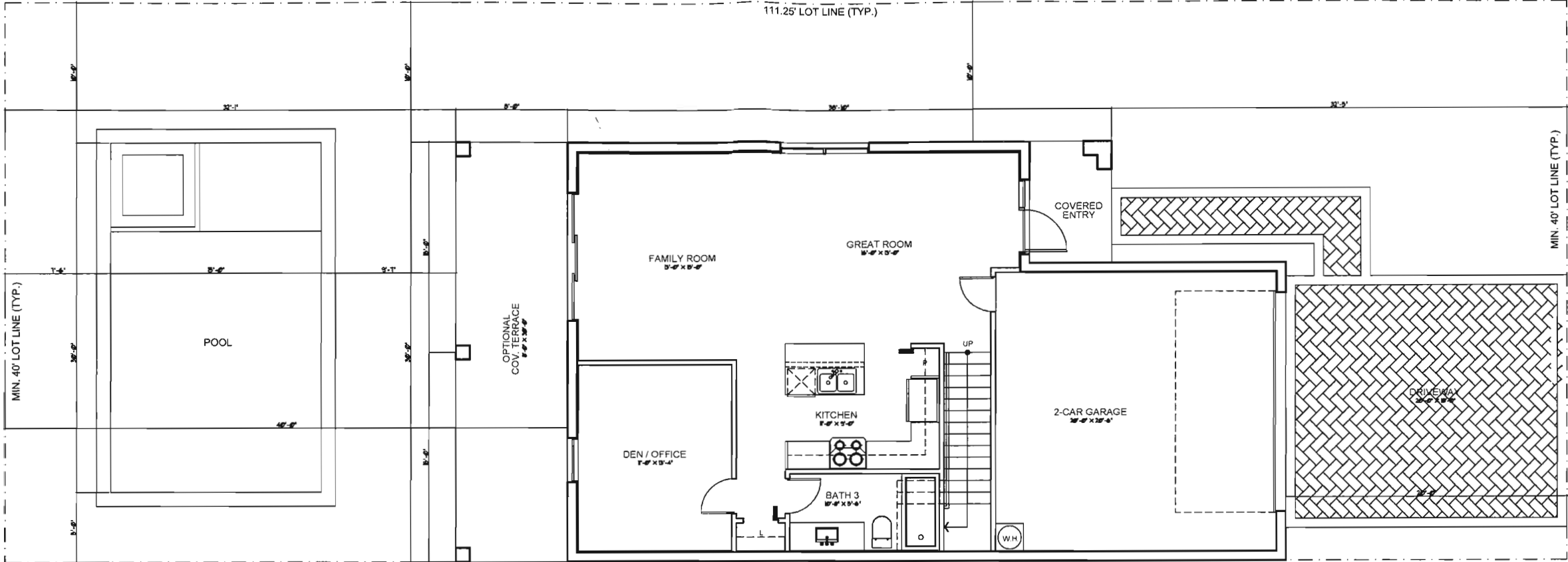
SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-36

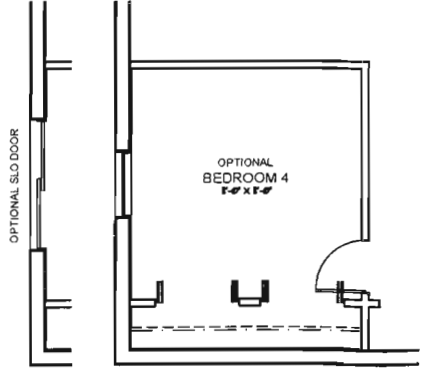
A-3

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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LICENSE No.: AR 0008254
PETER KILIDDJIAN, R.A.
LICENSE No.: AR 0093067
AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
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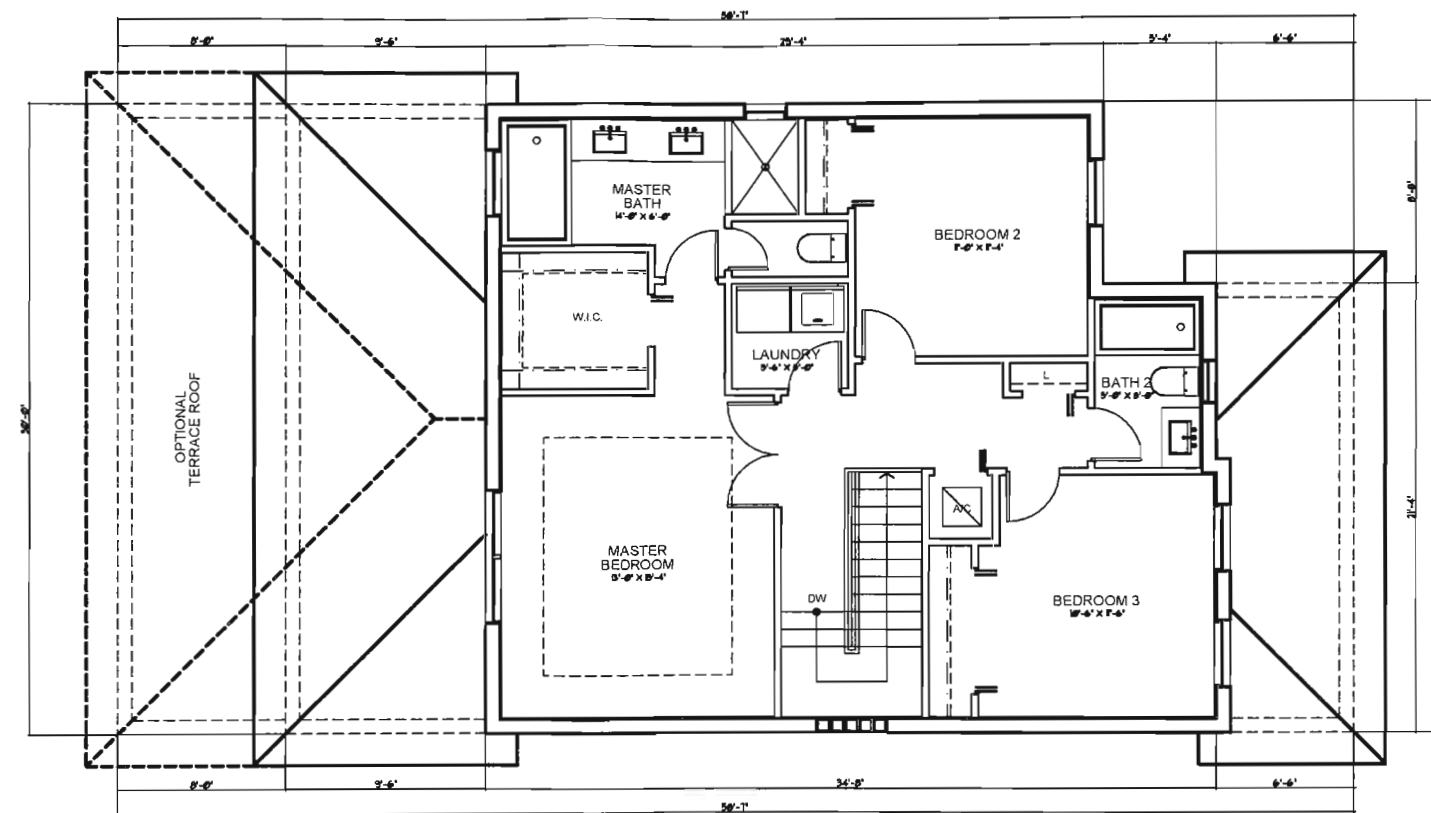
40' SFH
SEAL

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"



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LICENSE No.: AR 0093067

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
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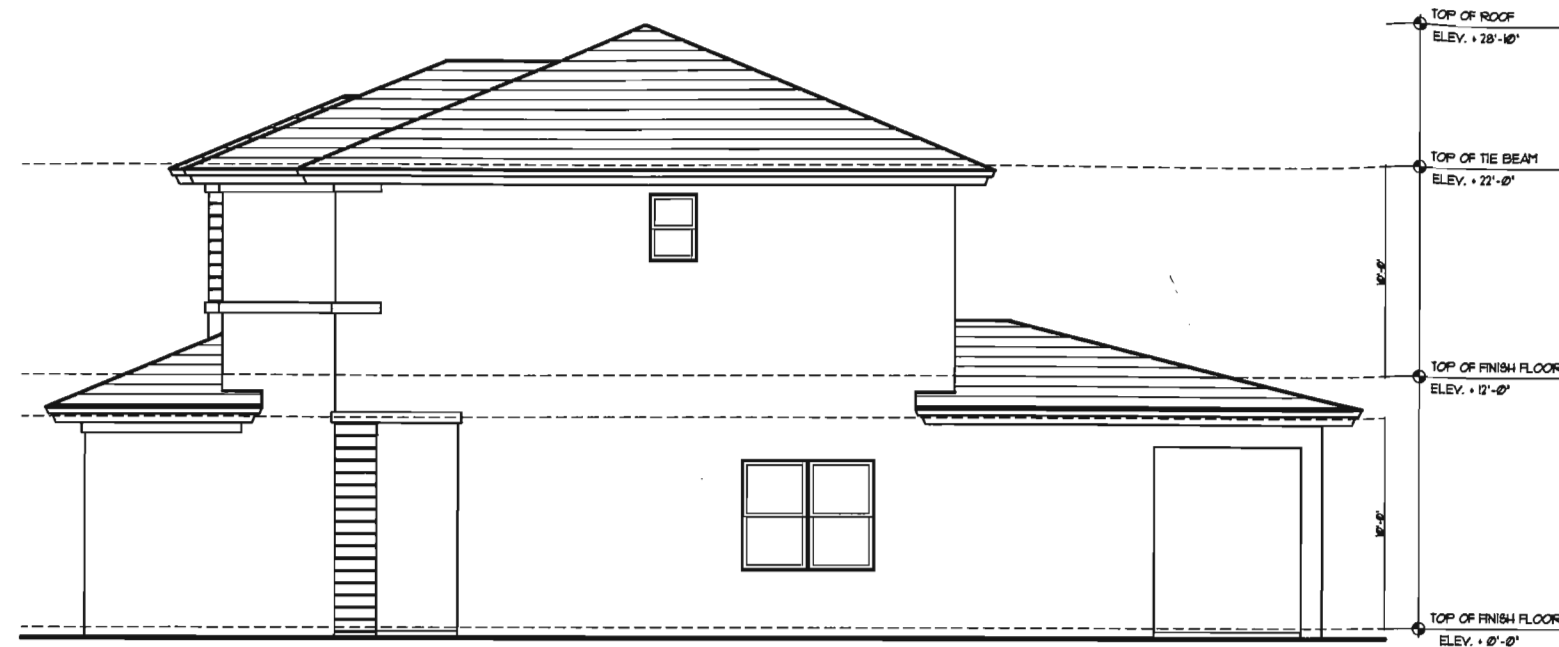
40' S.F.H
SEAL:

SECOND FLOOR PLAN
UNIT 8

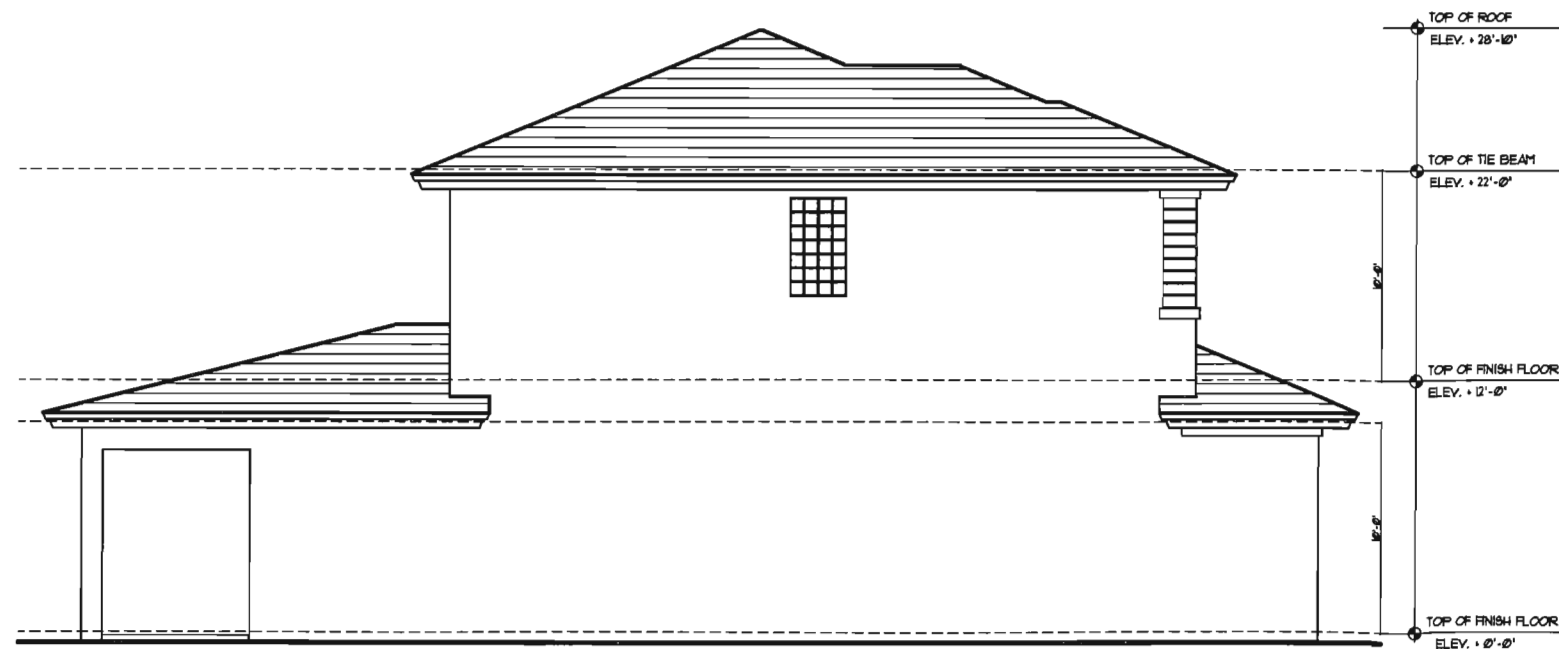
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DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-5

SHEET NO.:



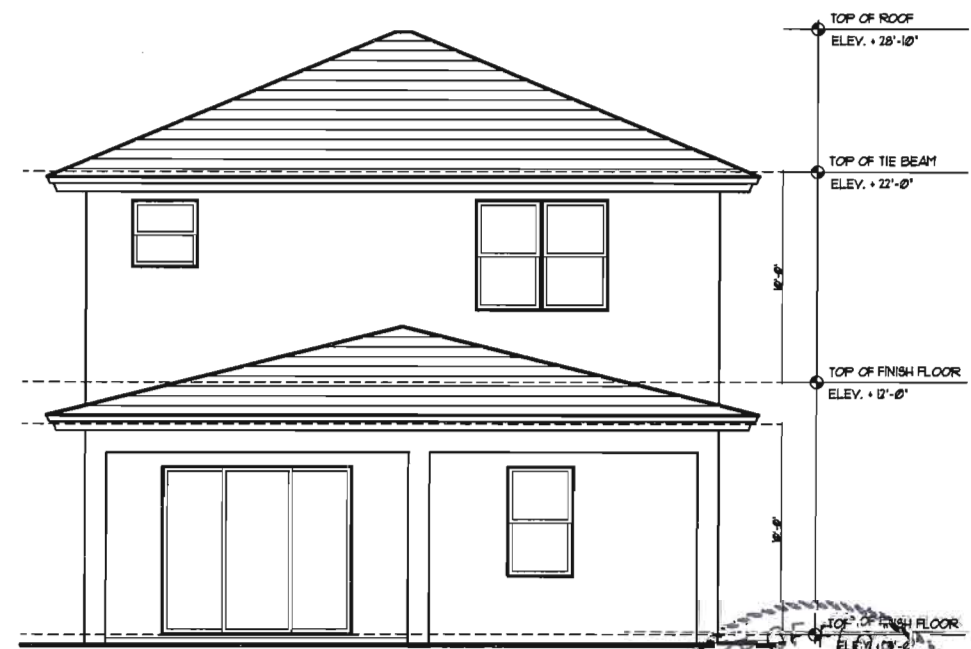
RIGHT ELEVATION MODEL B
SCALE: 1/4" = 1'-0"



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"



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DORAL, FLORIDA 33126
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DANIA BEACH, FLORIDA

40' S.F.H.

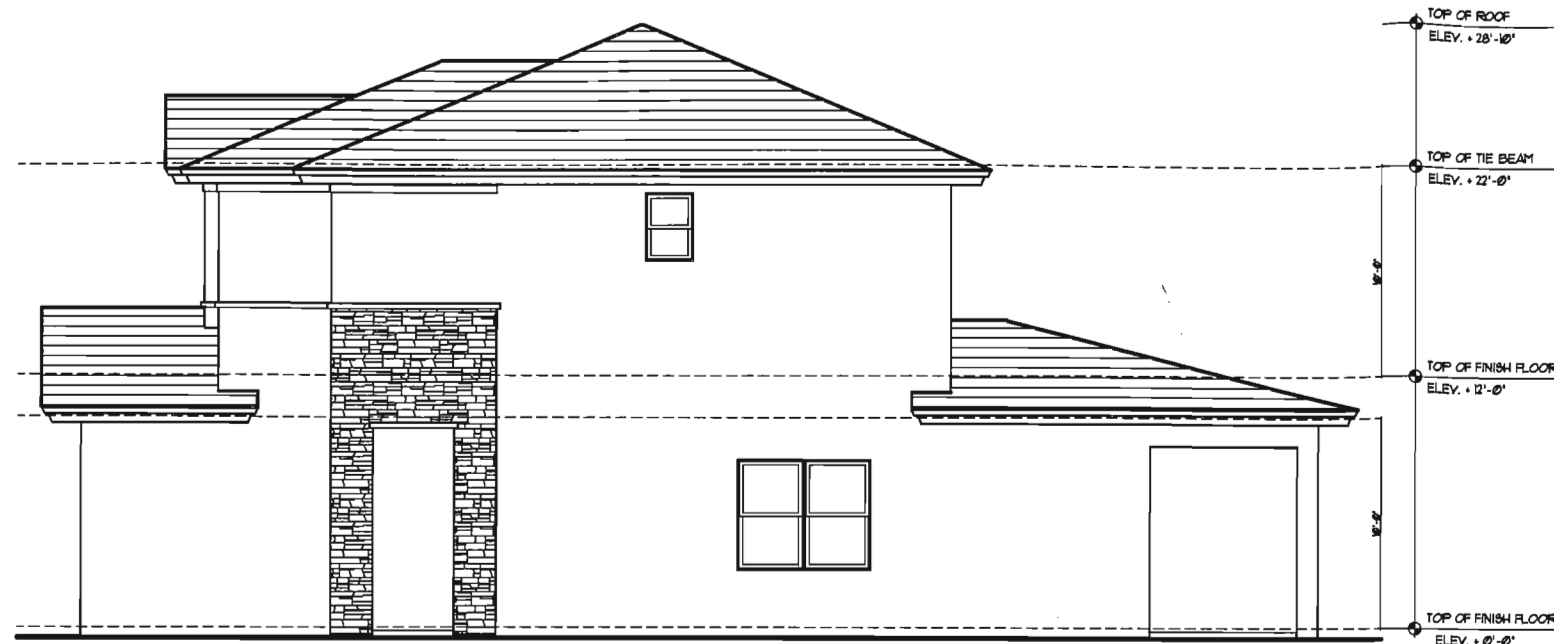
SCALE:

ELEVATIONS
UNIT B

SITE DATA
DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-6

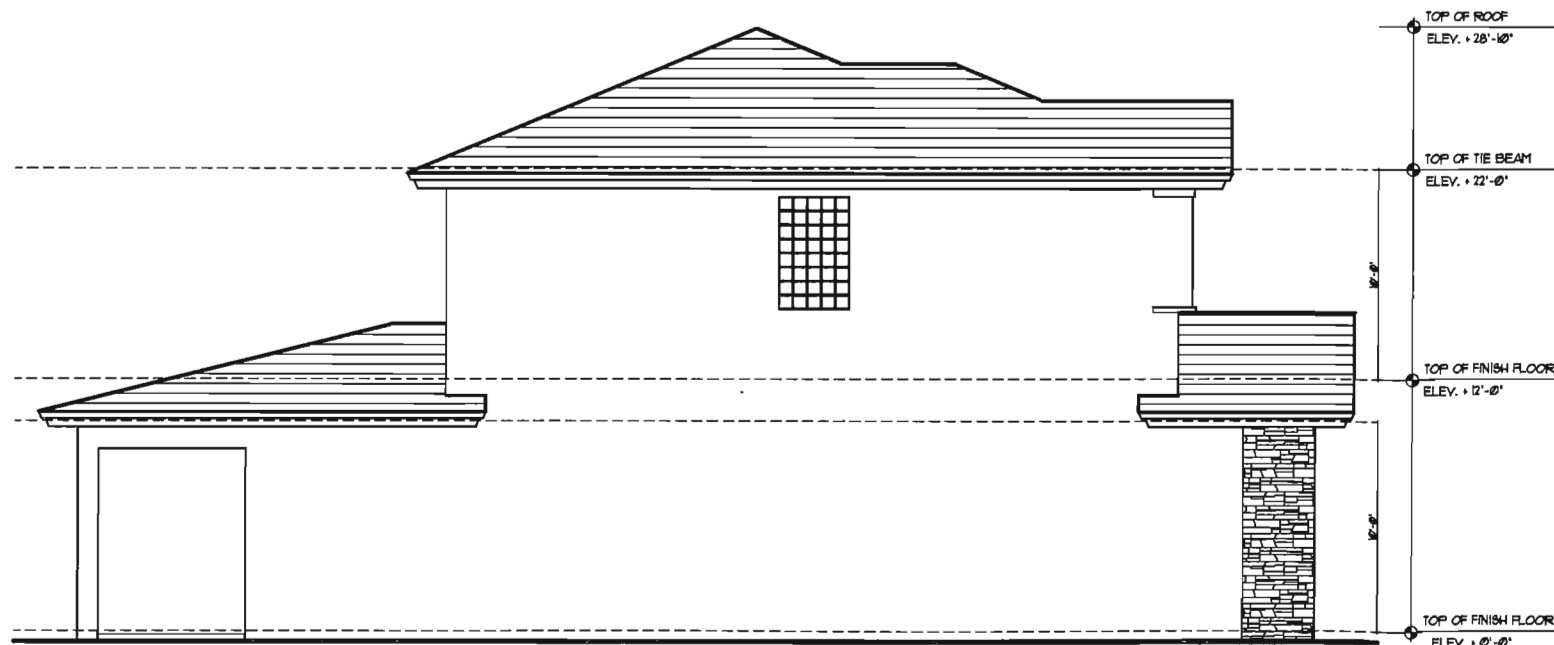
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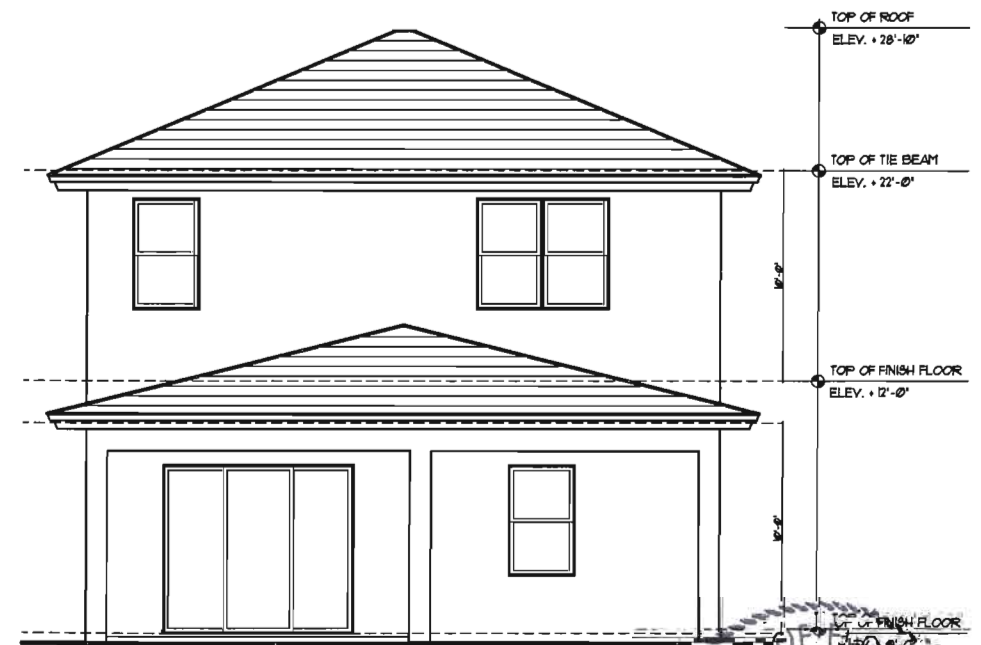
RIGHT ELEVATION MODEL B (ALT)
SCALE: 1/4" = 1'-0"



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"



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Whispering Oaks
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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.:

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Whispering Oaks
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DANIA BEACH, FLORIDA

40' S.F.H

S/N:

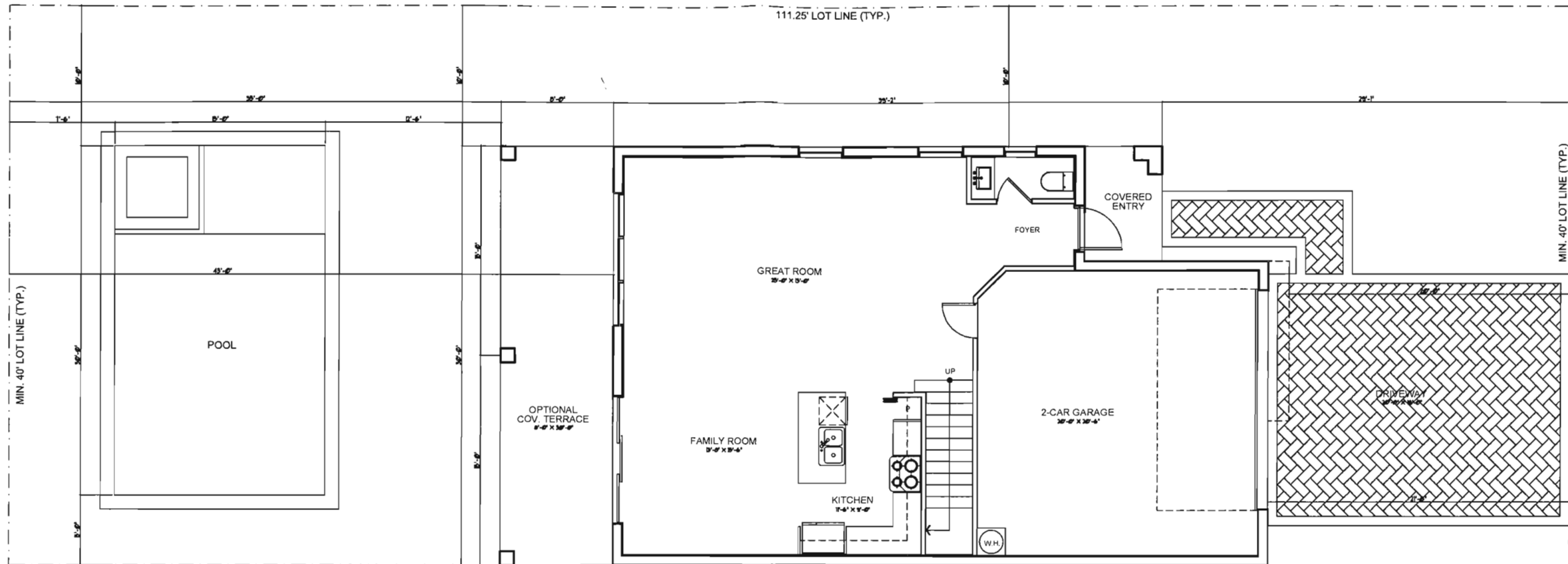
FIRST FLOOR PLAN
UNIT C

SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-8

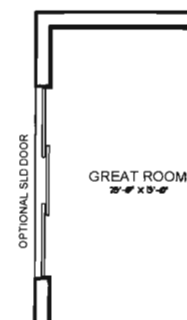
SHEET NO.:



FIRST FLOOR PLAN MODEL C

SCALE: 1/4" = 1'-0"

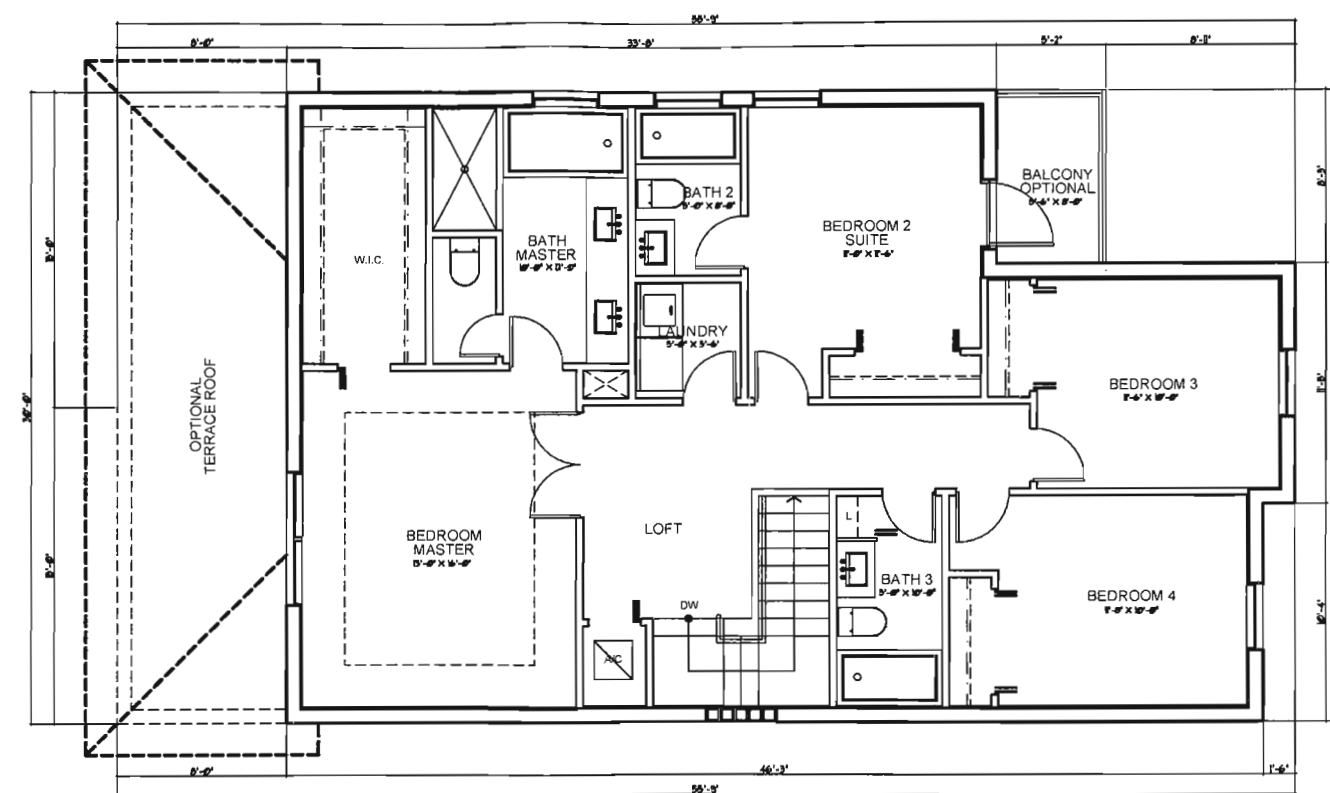
AREA CALCULATIONS: MODEL C	
A/C 1st FLOOR	853 SQUARE FEET
A/C 2nd FLOOR	1217 SQUARE FEET
TOTAL A/C	2,091 SQUARE FEET
COVERED ENTRY	45 SQUARE FEET
GARAGE	443 SQUARE FEET
TOTAL	2,585 SQUARE FEET
OPTIONAL COV. TERRACE	240 SQUARE FEET
OPTIONAL BALCONY	45 SQUARE FEET
LOT AREA	4,450 SQUARE FEET
LOT COVERAGE	1,591 SF = 35.8 %



OPT. SLID DOOR

SCALE: 1/4" = 1'-0"





SECOND FLOOR PLAN MODEL C
SCALE: 1/4" = 1'-0"



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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.:

REAR ELEVATION MODEL C
SCALE: 1/4" = 1'-0"

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DANIA BEACH, FLORIDA

40' SFH

SEA:

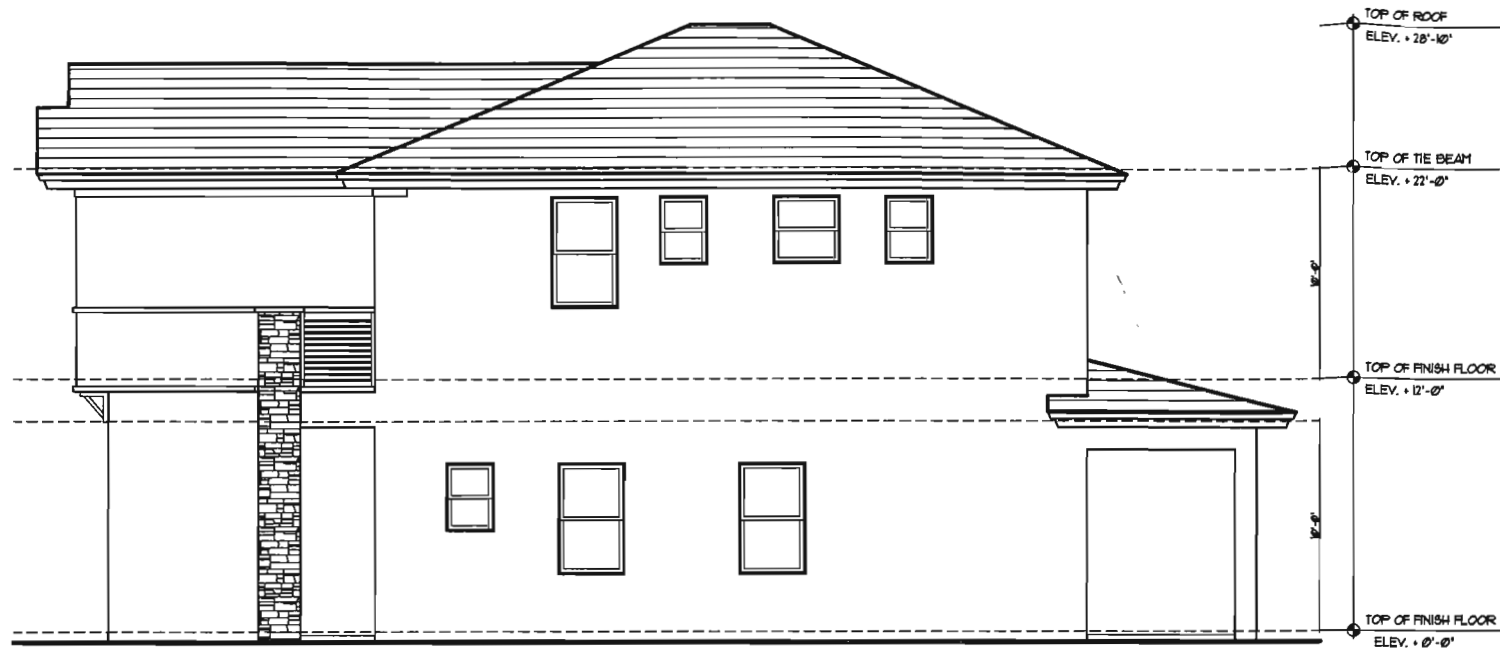
ELEVATIONS ALT.
UNIT C

SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-11

SHEET NO.:



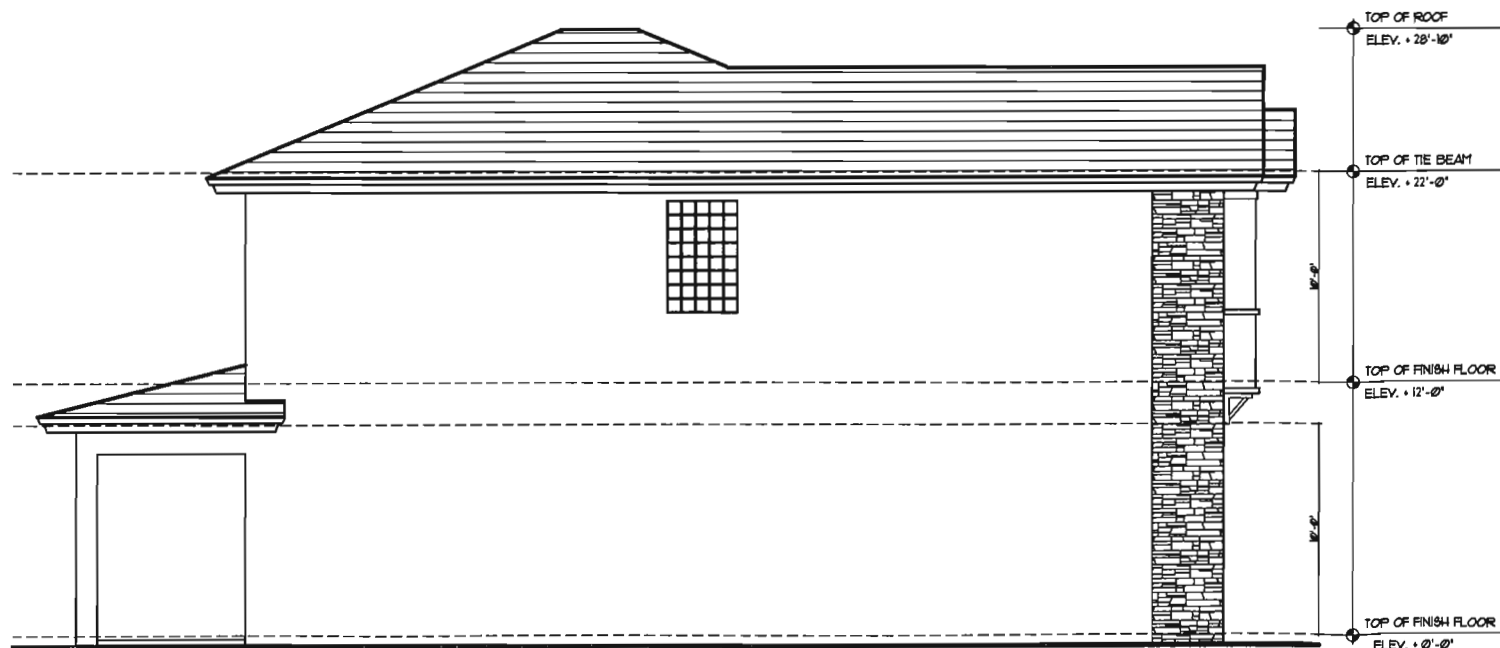
RIGHT ELEVATION MODEL C (ALT)

SCALE: 1/4" = 1'-0"



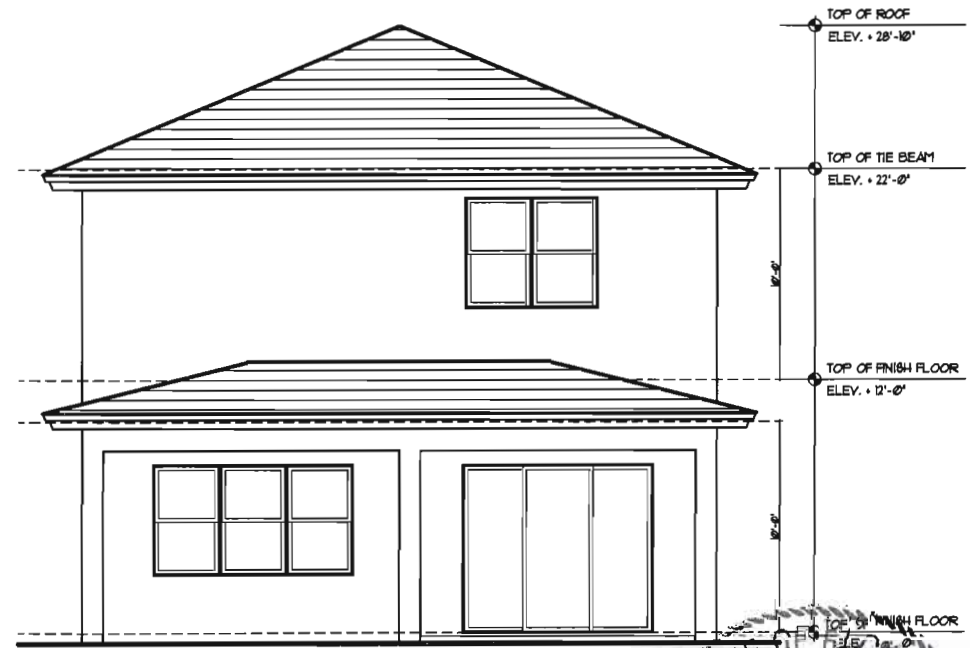
FRONT ELEVATION MODEL C (ALT)

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"



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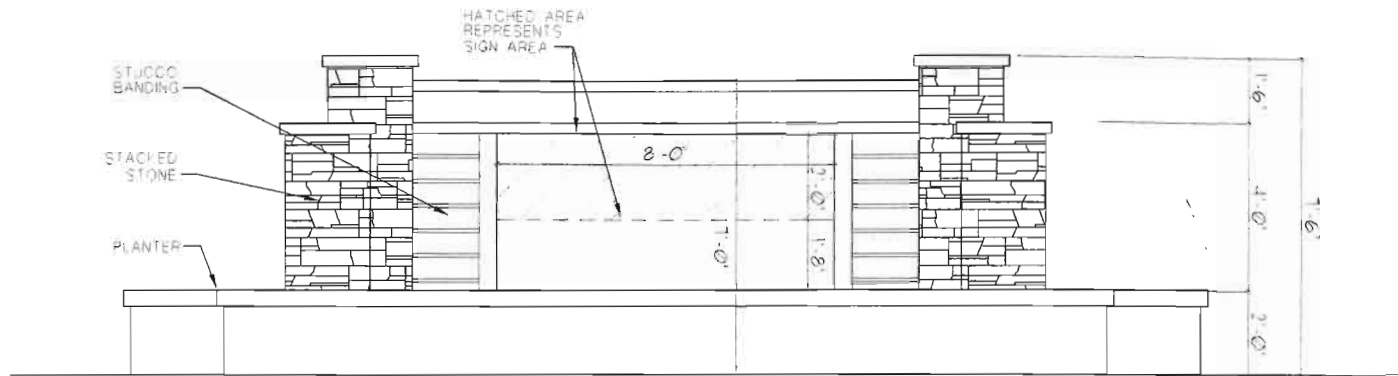
Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA



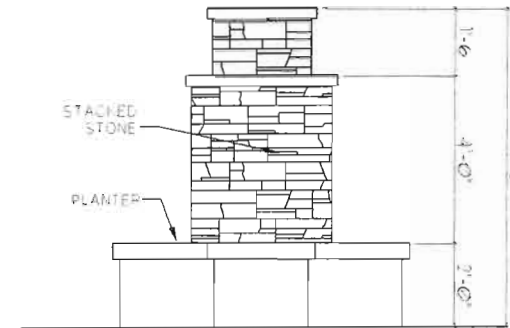
DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: IO
CHECK BY: MP
JOB NO.: 16-26

EM-1

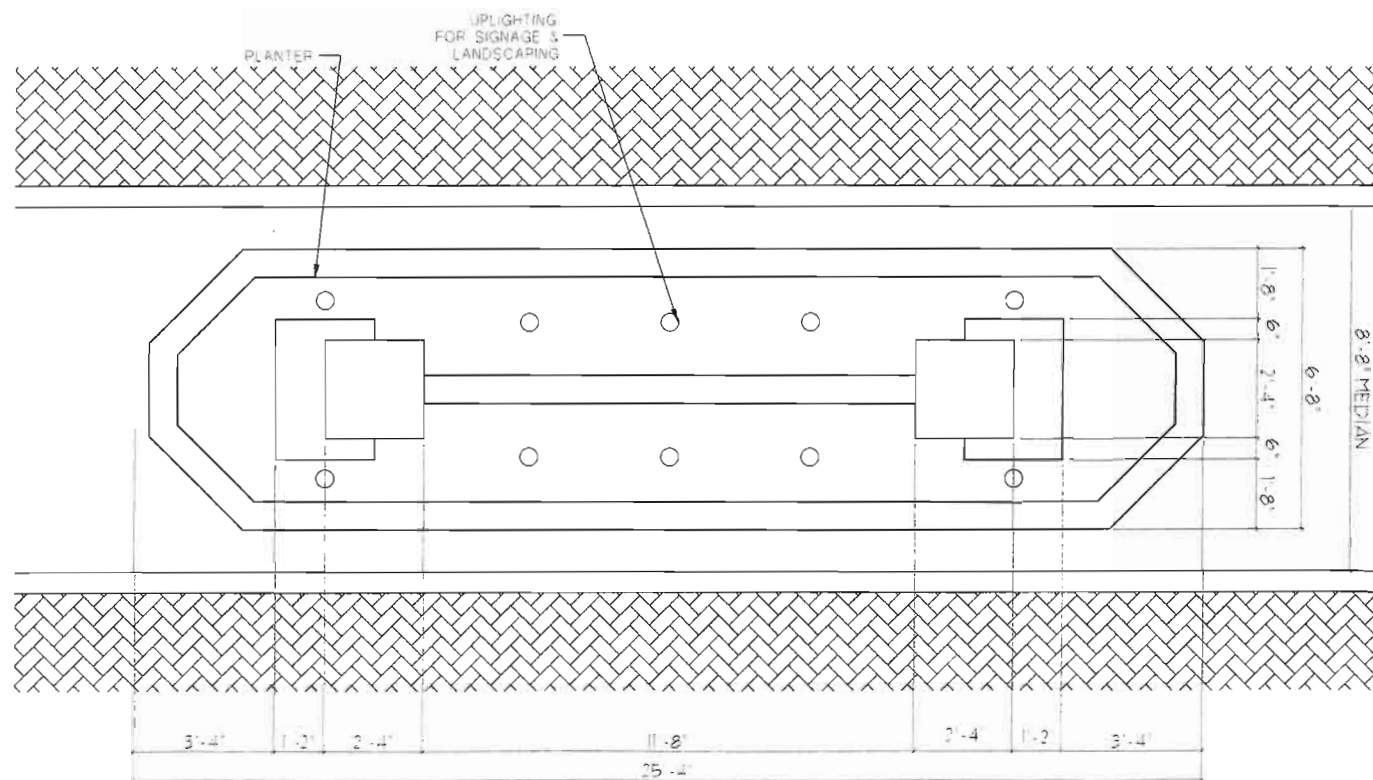
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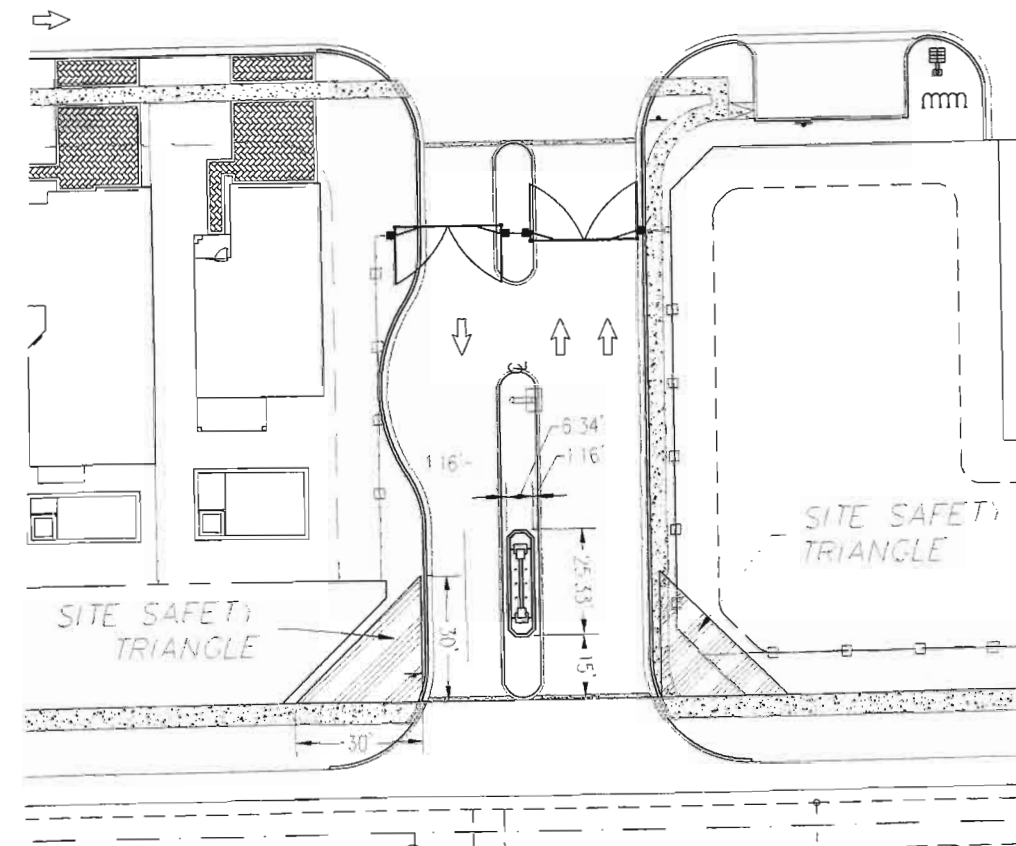
EAST & WEST ELEVATION
SCALE 1/2" = 1'-0"



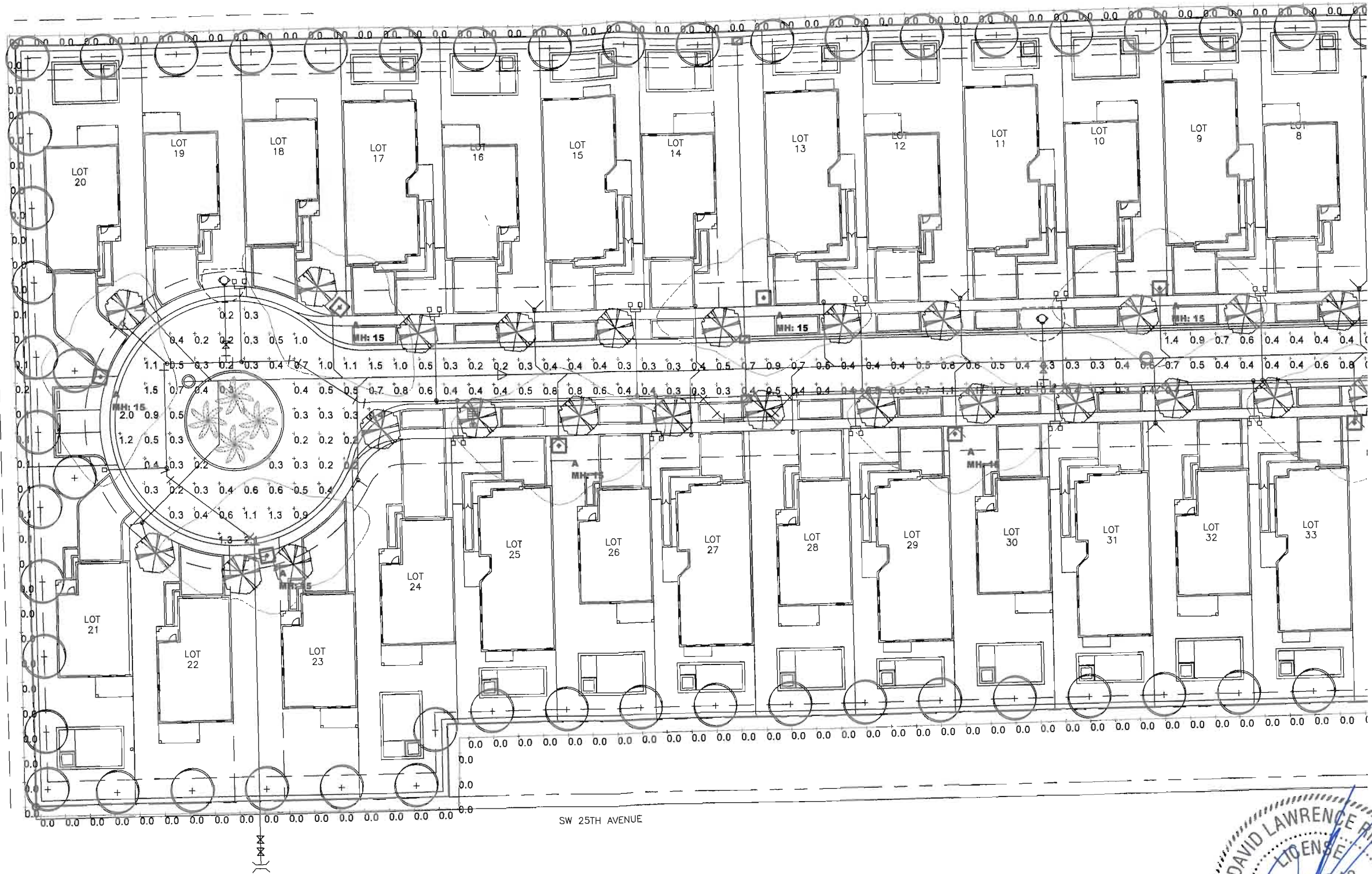
NORTH & SOUTH ELEVATION
SCALE 1/2" = 1'-0"



ENTRY VOLUME PLAN
SCALE 1/2" = 1'-0"

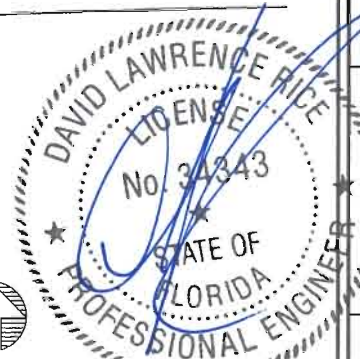


SITE PLAN
SCALE 1" = 20'



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



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



JAN 09 2017

RC ENGINEERING INC
5532 NW 106th DRIVE
CORAL SPRINGS, FL 33076
(954)757-7900
CA4755

BY DESC

REVISIONS
DATE

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 25th 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. Once a tree survey is completed, provide all information required by Sec. 275-80 including a tree disposition plan and table. Indicate all existing trees on plans with disposition. Note that if any canopy is to be removed, mitigation is required to replace removed canopy at a rate of 150%. If any canopy is proposed to be removed, provide a mitigation calculations table on the site plan.
2. The proximity to the airport will require FAA review and approval per BCAD letter dated January 1, 2017.
3. 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.
4. Per Public Services Director, provide a Developers Agreement regarding payment of maintenance fees for the proposed linear park to be approved as to form by the City Attorney prior to recordation in Broward County Public Records. Must provide copy of recorded easement prior to issuance of a building permit.
5. Per Article 250, provide updated wildlife report and provide proof of compliance with Broward County wildlife protection measures prior to issuance of a building permit.
6. 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 April 25, 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

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

Date: April 25, 2017

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

From: Robert Baldwin, City Manager

Re: General Budget Discussion - Fiscal Year 2017/2018

Preparing the budget is a major responsibility and time-consuming undertaking. We are currently working on the proposed budget for FY2017-2018. To assist us with our analyses, I would appreciate the Commission giving me some very general guidance.

REVENUES

In the past, the City Commission has been reluctant to raise property taxes. You have preferred we make adjustments to user-based fees when possible. To continue our current services, establishment of new user fees and incremental increases in user fees will ensure less reliance on property taxes. Likewise, annual incremental increases in user-fees avoid large, unpalatable increases in any one year.

In what revenue categories is the Commission willing to consider increases?

1. Ad Valorem Millage

Ad Valorem millage is the primary source of revenue for the City. Our millage was 5.99 mills in the current year. The millage cap is currently 10 mills.

Is the City Commission willing to entertain an increase in the ad valorem millage?

2. Fire Assessment

The Commission agreed to increase fire assessment rates annually to pay for escalating pension obligations. We are currently undertaking a Fire Assessment Study to prepare recommendations for the City Commission.

3. Parking

- Parking Fees (currently \$2/hour)
- Residential Parking Passes (Seniors: \$25 per year, Year-round Resident: \$45, Seasonal Residents: \$75)
- Parking Fines (currently \$40)

4. Recreation

- Facility Rentals
- Swimming Pool Fees
- Field Rental Fees
- Summer Program Fees
- Gym Membership Fees

5. Public Services

- Water (no increase is recommended.)
- Solid Waste Collection (increasing per new contract. Estimate \$2.50 per year).
- Solid Waste Franchise Fee (Commercial: 15%; Residential: None)
- Storm Water Fee (residential \$40/year. No increase recommended until study).
- Cemetery Fees

6. Borrowing/General Obligation Bond

If the City Commission wishes to borrow money to fund new capital improvements, you may wish to consider a General Obligation Bond to be voted on by the voters at an upcoming municipal election. The taxpayers would consider the projects being proposed and vote to raise their own taxes to pay for the desired improvements. Voter approved debt is currently .2464 mills.

EXPENDITURES

In which departments does the Commission contemplate significant changes, cuts or increases?

1. Commission/Administration

- Maintain Sufficient Hurricane Reserve (at least \$8 million)
- Donation Policy and Procedures
- Commission Compensation
- Branding/Marketing

2. City Attorney Department

- Jai Alai Litigation

3. Finance Department

- Possible improvements phone system/phone answering capabilities.

4. Public Services/Utilities/Engineering

- Additional Holiday Decorations (\$100,000)
- Street Resurfacing (at least \$250,000)
- SE Drainage Phase II
- Taylor Lane Roadway Improvement
- FDOT TAP Grant
- Downtown Street Assessment
- East Dania Beach Blvd. Transportation Enhancement Project
- Alleyway Repaving Program
- Lift Station Rehab
- Water Pressure Improvements in Melaleuca Gardens
- Beach Electrical Line Burial/Relocation and South Bathroom Renovation
- Welcome sign Federal Highway

5. Fire Rescue

The Commission funded from the General Fund five (5) new paramedic positions at Station #1 previously funded from a Federal SAFER grant and Reserve. The Commission indicated you would like to maintain these positions for Station #1, if possible, for next fiscal year. The Fire Administration would like us to fund four (4) additional paramedics to provide a 3-personnel medical unit at Station #17. BSO has applied for a new SAFER Grant. Additionally, the Administration was requested to conduct discussions with other Fire Service providers to ascertain other options.

- Fund incremental replacement of all Fire Rescue radios
- Fire-Rescue Consulting Study to Plan for Future-Growth Service Levels
- Analysis of Automatic Aid Agreements/Requirements

6. Parks and Recreation/Marina

- Purchase of the old Olsen Middle School site (est. \$8,000,000)
- Olsen Middle School Field Installation (\$200,000)
- Frost Park Ballfield Rehabilitation (\$183,000 includes grading, drainage, irrigation and realignment)
- Parks and Recreation Facilities Master Plan
- Fund Athletic Director and take over sports programs (e.g., PAL, Dania Bears)
- Increase Recreational Programming
- Rebuild Dugouts at Frost Park
- Open Recreation Facilities on Mondays

7. Police

The Commission added two deputy positions and indicated a desire to fund additional deputies, if possible. We are looking at Federal grant opportunities.

- Four (4) additional deputies
- Moving Police Station to City Hall (\$650,000)
- Police Body Cameras maintenance
- Fund incremental replacement of all Police radios
- Purchase of Convenience Stores/Property Purchases

8. Capital Improvement Program-Other

- Oasis Project (\$200,000)
- City Hall Exterior Improvements and Paint
- City Hall Air Conditioning, Additional/ADA Bathrooms, Office Renovations
- Commission Chambers Audio Visual Upgrades
- Commission Chambers Dais Security Upgrades
- Oasis Phase II – Building Single Family Residence
- Purchase of Properties – Mildred Jones Park

9. Fund Balance/Reserve

Maintain amount set by Commission Policy (25% General Fund Operating Budget)

10. Pension Obligations

- Create Pension Reserve (\$2 million)
- Fire Pension (\$6.1 million, increase of \$1.2 million)
- Police Pension (\$500,000)
- General Employees (\$1.5 million)

11. Outsourcing

A potential source of cost-savings is in outsourcing services. This approach to government services should be evaluated in line with the potential challenges being imposed on us by the State of Florida and the economy. In what areas, would you consider outsourcing, either by privatization or governmental contracting/regionalization of municipal services? (e.g., cemeteries, water utility, code compliance, building, administrative departments, etc.)

12. CRA

- Arts and Seafood Festival

- PATCH
- Economic Development

Because time is of the essence and staff is minimal, we do not want to spend unnecessary time evaluating revenue and expense options that the Commission is not willing to entertain. I would appreciate as much feedback from the Commission as possible prior to the submittal of the City Manager's Proposed 2017/2018 Annual Operating Budget, and we will have a more detailed budget overview in June when our property values are provided by the Broward County Property Appraiser. Your counsel is very important to this process. Major, last-minute policy modifications increase the complexity of the budgetary process for both staff and the Commission.

Commission direction is requested. #

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Wednesday, March 29, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Douglas Hasty 4908 Schooner Drive Fort Lauderdale, FL 33312-5212 305-632-1994 – Cell 305-348-2459 – Work douglashasty@gmail.com	January 24, 2017	November 2016 through November 2018	James
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 10, 2017	November 2016 through November 2018	James
Karen Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-445-0390 rickeyswingstwo@aol.com	January 24, 2017	November 2016 through November 2018	James
Chris Christianson 5815 SW 39 th Way Dania Beach, FL 33312-6254 954-444-8393 cchristianson2006@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino
Dean Harley 606 NW 8 th Street Dania Beach, FL 33004-2320 513-652-5140 धारley@broward.org	January 24, 2017	November 2016 through November 2018	Salvino
Richard Ramcharitar 4620 SW 42 nd Terrace Dania Beach, FL 33314 786-423-1646 786-423-1906 fllqsc@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Wednesday, March 29, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2016 through November 2018	Harris
Micheline Peacock 60 Cat Cay Court Dania Beach, FL 33004 954-929-0775 954-309-6931 – Cell peacockm60@comcast.net	March 14, 2017	November 2016 through November 2018	Harris
		November 2016 through November 2018	Harris
Randy Wright 4391 SW 34 th Lane Ft. Lauderdale, FL 33312 954-983-6920 rcwpaw@juno.com	November 21, 2016	November 2016 through November 2018	Brandimarte
Gary Luedtke 4461 SW 34 Drive Fort Lauderdale, FL 33312-5513 gluedtke@gmail.com	January 10, 2017	November 2016 through November 2018	Brandimarte
William Prescott 315 SE 11 th Terrace Dania Beach, FL 33004 954-471-8833	January 24, 2017	November 2016 through November 2018	Brandimarte
Keith Roberts 4417 SW 27 th Terrace Dania Beach, FL 33312 954-309-5555 bkars2020@aol.com	November 21, 2016	November 2016 through November 2018	Grace

AIRPORT ADVISORY BOARD
MEMBERSHIP
Wednesday, March 29, 2017

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Bruce Hannover 617 NE 2nd Place Dania Beach, FL 33004 954-920-3563 bruceh8552@aol.com	November 21, 2016	November 2016 through November 2018	Grace
Oswaldo “Rick” Romero 75 Gulfstream Road, Unit #106B Dania Beach, FL 33004 305-962-4114 786-206-0040 – Work rromerofinance@gmail.com	November 21, 2016	November 2016 through November 2018	Grace

GENERAL EMPLOYEES PENSION BOARD MEMBERSHIP

Wednesday, March 29, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Dorothy D. Olive 315 SE 4 th Street Dania Beach, FL 33004 954-925-0191 deedso57@bellsouth.net	March 14, 2017	June 22, 2016 through June 22, 2018	Commission Appointment
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954-927-7161 954-478-0653 luis@stagedrightevents.com	March 22, 2016	March 22, 2015 through March 22, 2017	Commission Appointment
		November 2016 through November 2018	Commission Representative
Leo Williams 8761 NW 10 th Street Pembroke Pines, FL 33024 954-651-5031 leosupt@aol.com	September 30, 2015	June 21, 2015 through June 21, 2018	Employee Elected
Jose Urtecho 5050 SW 29 th Avenue Dania Beach, FL 33312 954-651-5039 jurtecho@ci.dania-beach.fl.us	July 22, 2016	June 21, 2016 through June 21, 2019	Employee Elected

**NUISANCE ABATEMENT BOARD
MEMBERSHIP
Wednesday, March 29, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
	April 25, 2017	April 25, 2017 through	Brandimarte
	April 25, 2017	April 25, 2017 through	Grace
	April 25, 2017	April 25, 2017 through	Salvino
	April 25, 2017	April 25, 2017 through	Harris
	April 25, 2017	April 25, 2017 through	James
	April 25, 2017	April 25, 2017 through	Alternate
	April 25, 2017	April 25, 2017 through	Alternate

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Wednesday, March 29, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Carolyn Jones 722 SW 3 rd Street Dania Beach, FL 33004 954-920-0727 (H) 754-323-3033 (W)	March 16, 2015	March 2015 through March 2019	9 th Member Selected by Board Secretary
David Nuby, Jr. 401 SW 12 Avenue P.O. Box 1214 Dania Beach, FL 33004 954-275-2579 754-321-2320 Work davidnuby@aol.com	March 10, 2015	March 2015 through March 2019	Commission Appointment
Rae Sandler 810 NW 7 th Avenue Dania Beach, FL 33004 954-649-0396 raesandler@bellsouth.net	March 10, 2015	March 2015 through March 2019	Commission Appointment
Roger Handevitd 206 SE 3 rd Place Dania Beach, FL 33004 954-258-9915	March 10, 2015	March 2015 through March 2019	Commission Appointment
		March 2015 through March 2019	Commission Representative
Todd Lleras 8001 NW 125 Terrace Parkland, FL 33076 954-274-8333 Cell 954-775-0769 Home tlлерas@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee
Todd Neal 500 SW Siesta Way Stuart, FL 34994 772-341-4704 Cell tneal44@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Wednesday, March 29, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Larry Rogers 100 W. Dania Beach Boulevard Dania Beach, FL 33004 954-926-2400	March 16, 2015	March 2015 through March 2019	Police Department Employee
Richard Tarrant 9213 Arborwood Circle Davie, FL 33328 Cfa110205@comcast.net	March 16, 2015	March 2015 through March 2019	Police Department Employee