

CITY OF DANIA BEACH CITY COMMISSION MEETING
JANUARY 12, 2021 at 7:00 PM
VIRTUAL MEETING AND PUBLIC COMMENTS PROCEDURE

The City of Dania Beach City Commission will be conducting a “Virtual” City Commission meeting utilizing communications media technology (“CMT”), in accordance with Emergency Ordinance No. 2020-017 and City Manager’s Order Adopting Rules for Use of Communications Media Technology for Public Meetings During Health Emergency, related to conducting public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19). City Hall building is closed to the public.

Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions on how to attend and participate in virtual City Commission meetings. Public access to this virtual meeting can be accomplished as follows:

- Watch Meeting on the City’s YouTube Channel at www.daniabeachfl.gov/2654/Watch-DaniaTV
- Watch Meeting on Comcast Cable Channel 78
- Join the Meeting virtually or by telephone using RingCentral Meetings

Any member of the public wishing to comment publicly on any matter including on specific agenda items can do so by one of the following options:

Before 2:00 p.m. on the day of the meeting, comments can be submitted into the record by using the following link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCityCommission> *(all public comments submitted will be provided to the City Commission prior to the meeting and will be attached to the minutes of this meeting and become part of the official record)*

Participating in a public meeting using the video conference platform:

- Virtual attendance: download and install RingCentral Meetings and join using the meeting ID; to be recognized during public comment, click “Raise my hand” in the software
- Telephone attendee: dial meeting phone number and enter meeting ID; to be recognized during public comment, dial *9 to raise your hand

For more information about this City Commission meeting or submitting a public comment at the meeting, please contact:

Thomas Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6800 | tschneider@daniabeachfl.gov

NOTICE: This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-924-6800 ext. 3624, no later than two days prior to such proceeding. Anyone wishing to appeal any decision made by the Dania Beach City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items may be viewed online at www.daniabeachfl.gov.

**Instructions for Participating and Viewing
City of Dania Beach Virtual City Commission Meeting
January 12, 2021 at 7:00 PM**

Through the City's Website:

Please click the link below:

www.daniabeachfl.gov/2654/Watch-DaniaTV

Through Comcast Channel 78:

If you are a Comcast/Xfinity customer, please go to Channel 78 to view the meeting.

Before 2:00 p.m. on the day of the meeting, submit Public Comments by clicking this link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCityCommission> *(all public comments submitted will be provided to the City Commission prior to the meeting and will be attached to the minutes of this meeting and become part of the official record).*

Options for Viewing and Participating in the Meeting Using RingCentral Meetings software

Visit <https://www.ringcentral.com/apps/rc-meetings> to download and install the software on your device

Use this meeting link to join as an attendee:

<https://meetings.ringcentral.com/j/1492745763>

Using your telephone – for higher quality, dial a number based on your current US location:

+1(312)2630281
+1(470)8692200 (US East)
+1(646)3573664
+1(773)2319226 (US North)
+1(213)2505700
+1(346)9804201
+1(469)4450100 (US South)
+1(623)4049000 (US West)
+1(650)2424929
+1(720)9027700 (US Central)

Enter the meeting ID: 149-274-5763

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
2. If using the meeting software, to raise hand click or tap "Participants", then choose the option to raise hand.
3. Once you have been selected to speak, you may be prompted to unmute your device or this will be done for you.

City of Dania Beach, Florida Virtual City Commission Meetings Quasi-Judicial Proceedings

Any member of the public wishing to make verbal comment during a meeting must pre-register to do so with the City Clerk's office using the form found on the City's website. This pre-registration applies to the public, and extends to the applicant and applicant's team. Once the registration has been processed, the registrant will receive instructions for participating in the meeting. Members of the public who attend the meeting by telephone will have their line muted at all times, except when acknowledged by the Mayor to speak on a particular agenda item, and only one individual will be permitted to speak at a time. **If either the applicant or a member of the public seeks to introduce documents into the record, that must be done at least five (5) days prior to the virtual public meeting, so that the City can upload the information. The City Clerk shall provide the Mayor and City Commission with the submittals prior to the hearing. All documents should be sent to the following email addresses: tschneider@daniabeachfl.gov and clajoie@daniabeachfl.gov. In the "Subject" line of the email please address the email as "documents to be included for public hearing" and list the public hearing applicant name and property address.**

On the date and at the time of the Virtual meeting, the City Attorney shall read the title of the quasi-judicial public hearing item when the Agenda item is ready to be presented. The City Attorney shall ask the City Commission to disclose any prior "ex parte" communications with any party that occurred prior to the meeting. Thereafter, the City Attorney will virtually swear in all staff persons speaking about an application as well as the applicant, applicant's team, and any persons in the public who intend to appear by telephone, email, or "live" during the virtual feed of the video presentation during the virtual City Commission meeting. The City Attorney will ask staff and applicant (including applicant's team) to raise their right hands to be sworn in. The City Attorney will then administer an oath. The City Attorney will ask each person to confirm audibly for the record that each speaker took the oath (all persons will identify themselves by name).

Thereafter, City staff will provide a presentation of the staff report and the Department recommendations, if any. Any power point presentations or documents shown or produced during the hearing shall be treated as evidence which the City Commission may consider in determining whether or not to approve the application. The applicant will then be provided the opportunity to make a presentation. Legal counsel for the applicant may make a presentation or assist with the applicant's presentation. Then members of the public, during the public hearing portion of the agenda item hearing, may speak to the application and may cross-examine witnesses (including City staff, the applicant, and applicant's team). During the Public Comments/Public Hearing portion of the meeting the City Attorney will individually swear in public speakers, who will acknowledge having taken the oath, and state their names for the record. Video of the virtual meeting will be streamed on the City's website at www.daniabeachfl.gov, the City's YouTube channel, and Dania Beach Comcast Channel 78. Additionally, a dedicated telephone line will be available so that any individual may listen to the meeting via telephone and may participate during the public comments portion of the hearing. If public comments were received in advance, they will be acknowledged by the City Clerk by mention of the names of those who submitted comments.

Once the public hearing is closed the Mayor and City Commission shall deliberate on the public hearing quasi-judicial item. A virtual quorum shall be required to take action on the application. Roll call vote of the City Commission shall be required.

**AGENDA
DANIA BEACH CITY COMMISSION
VIRTUAL REGULAR MEETING
TUESDAY, JANUARY 12, 2021 - 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 TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

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.

**DECORUM POLICY FOR MEETINGS OF THE CITY COMMISSION
OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CITY COMMISSION AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CITY COMMISSION, MUST FIRST BE REGISTERED WITH THE CITY CLERK (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBERS AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE COMMISSION ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE MAYOR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE COMMISSION FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CITY COMMISSION AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CITY STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE MAYOR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE MAYOR, CITY COMMISSIONER OR CITY STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE COMMISSION AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE MAYOR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE MAYOR TO LEAVE THE COMMISSION CHAMBERS; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE CITY COMMISSION CHAMBERS.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-032)

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Update on Olsen Middle School by Principal Valerie Harris
2. Special Event request from Saint Ruth Missionary Baptist Church to host a "Drive up Outdoor Service" on Sundays beginning December 20, 2020-July 31, 2021 at 145 NW 5th Avenue and/or 355 NW 9th Avenue, from 10:00 a.m. - 12:00 p.m. (*Community Development*)
3. Special Event request from Dania Pointe to host a "Friday Night Market" on January 15 & 29 and February 12, 2021 at Dania Pointe, 81 SW 18th Avenue, in the parking lot

behind the Way Pointe parking garage, from 5:00 p.m. - 10:00 p.m. (*Community Development*)

4. PROCLAMATIONS

1. Dr. Martin Luther King, Jr. Day - Mayor James

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 December 8, 2020 Virtual City Commission Meeting

2. Travel Requests: None

3. RESOLUTION NO. 2021-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO AN INTERLOCAL AGREEMENT ("ILA") WITH BROWARD COUNTY AND THE CITY OF DANIA BEACH RELATING TO COMMUNITY SHUTTLE BUS TO INCREASE THE FUNDING FORTY FIVE DOLLARS (\$45.00) PER HOUR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Parks & Recreation*)

4. RESOLUTION NO. 2021-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION TO PROCEED WITH THE BID PROCESS FOR THE WATER PLANT BUILDING PAINTING PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Public Services*)

5. RESOLUTION NO. 2021-003

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION TO PROCEED WITH THE BID PROCESS FOR THE WATER PLANT ACCELATOR AND MAINTENANCE PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

6. RESOLUTION NO. 2021-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE FOUR (4) FORD VEHICLES FOR THE PUBLIC SERVICES AND COMMUNITY DEVELOPMENT DEPARTMENTS, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY EIGHT THOUSAND EIGHTY DOLLARS (\$158,080.00), WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS ASSOCIATION (“FSA”) CONTRACTS 20-VEL28.0 AND 20-VEH18.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7. RESOLUTION NO. 2021-005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A LEASE AGREEMENT TO BE EXECUTED BETWEEN THE CITY OF DANIA BEACH, FLORIDA (CITY) AND CROWN CASTLE TOWERS 06-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY (“LESSEE”) TO INSTALL A TELECOMMUNICATIONS TOWER ON 3,600 SQUARE FEET OF THE PROPERTY KNOWN AS BOISEY WAITERS, AS FURTHER DESCRIBED IN ATTACHED EXHIBIT A; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

8. RESOLUTION NO. 2021-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PUBLIC SERVICES DEPARTMENT TO PROCEED WITH THE BIDDING PROCESS FOR THE DANIA COVE DRAINAGE IMPROVEMENT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

9. EMERGENCY ORDINANCE NO. 2021-006

AN EMERGENCY ORDINANCE OF THE CITY COMMISSION OF THE CITY OF

DANIA BEACH, FLORIDA, AUTHORIZED BY A 2/3 VOTE OF THE CITY COMMISSION TO WAIVE THE REQUIREMENTS OF THE CITY CHARTER, ARTICLE 3, SECTION 3, AS TO NOTICE AND REQUIREMENTS FOR NONEMERGENCY ORDINANCES; AUTHORIZING THE CITY MANAGER TO MAKE PROVISIONS FOR PUBLIC MEETINGS BY USE OF COMMUNICATION MEDIA TECHNOLOGY AND FOR ATTENDANCE BY USE OF SUCH TECHNOLOGY BY ELECTED AND APPOINTED OFFICIALS DURING PERIODS WHEN THE CITY MANAGER DETERMINES AND DECLARES A LOCAL PUBLIC HEALTH EMERGENCY OR OTHER CIRCUMSTANCES IN WHICH THE CITY COMMISSION DETERMINES IT IS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF CITY OFFICIALS, CITY STAFF, AND THE PUBLIC, FOR A NINETY (90) DAY PERIOD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2021-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE FOLLOWING FIFTEEN (15) FIRMS FOR CIVIL ENGINEERING, ARCHITECTURAL AND BUILDING SERVICES, UTILITIES ENGINEERING, TRANSPORTATION PLANNING AND ENGINEERING, LAND AND ROUTE SURVEYING, GEOTECHNICAL ENGINEERING, ENVIRONMENTAL ENGINEERING, LANDSCAPE ARCHITECTURE, AND GENERAL CONSULTING ENGINEERING SERVICES: 1) CRAVEN THOMPSON & ASSOCIATES, INC., 2) CALVIN, GIORDANO & ASSOCIATES, INC. 3) PUBLIC UTILITY MANAGEMENT AND PLANNING SERVICES, INC., 4) CHEN MOORE & ASSOCIATES, INC., 5) KIMLEY-HORN & ASSOCIATES, 6) CARNAHAN, PROCTOR AND CROSS, INC., 7) THE CORRADINO GROUP, INC. 8) WGI, INC., 9) PROFESSIONAL SERVICE INDUSTRIES, INC., 10) KCI TECHNOLOGIES, INC., 11) RADISE INTERNATIONAL, LC, 12) METRIC ENGINEERING, INC., 13) MILLER LEGG, 14) SALTZ MICHELSON ARCHITECTS, INC., AND 15) CPZ ARCHITECTS, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

9. PUBLIC HEARINGS

1. RESOLUTION NO. 2020-125

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG)

AND SITE PLAN (SP-056-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF DANIA BEACH MARINA CORP. FOR THE PROPERTY GENERALLY LOCATED AT 90 N. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from October 13, 2020 and December 8, 2020) (Community Development)*

2. RESOLUTION NO. 2020-126

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST APPLICATION (DR-072-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, INC. ON BEHALF OF DANIA BEACH MARINA CORP. FOR PROPERTY PLATTED UNDER THE BRYAN ROAD WAREHOUSES PLAT LOCATED AT 90 N. BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS SUCH PROPERTY IS 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 October 13, 2020 and December 8, 2020) (Community Development)*

3. RESOLUTION NO. 2020-127

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG) AND SITE PLAN (SP-024-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF OF NV MARINA HOLDINGS LLC AND RJ MARINA HOLDINGS LLC, FOR PROPERTY GENERALLY LOCATED AT 50 AND 70 S. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from October 13, 2020 and December 8, 2020) (Community Development)*

4. RESOLUTION NO. 2020-128

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT ENTITLED “WAVES AT DANIA BEACH” (PL-162-19), SUBMITTED BY DENI LAND SURVEYORS, INC., ON BEHALF OF NV MARINA HOLDINGS, LLC, AND RJ MARINA HOLDINGS, LLC, (“APPLICANT”) FOR THE PROPERTY LOCATED AT 50 AND 70 S. BRYAN ROAD, DANIA BEACH, FLORIDA; THE LEGAL DESCRIPTION IS CONTAINED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN

EFFECTIVE DATE. *(Continued from October 13, 2020 and December 8, 2020)*
(Community Development)

5. ORDINANCE NO. 2021-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING ARTICLE X ENTITLED “SMOKING RESTRICTIONS IN PUBLIC PARKS” OF CHAPTER 17 OF THE CITY CODE OF ORDINANCES (“OFFENSES; MISCELLANEOUS”), AND REPEALING CODE SECTION 17-30, ENTITLED, “SMOKING PROHIBITED IN CERTAIN AREAS OF PUBLIC PARKS”; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(City Attorney)*

6. ORDINANCE NO. 2021-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING SECTION 17-129, ENTITLED “ON-SITE SHOPPING CART RETENSION SYSTEM - REQUIRED,” OF ARTICLE IX, ALSO ENTITLED “ON-SITE SHOPPING CART RETENSION SYSTEM- REQUIRED,” OF CHAPTER 17, WHICH CHAPTER IS ENTITLED “OFFENSES-MISCELLANEOUS” OF THE CITY CODE OF ORDINANCES, AS THE REGULATION OF SHOPPING CARTS HAS BEEN PREEMPTED BY THE STATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(City Attorney)*

7. ORDINANCE NO. 2021-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO (1) SIGHT TRIANGLES BY AMENDING SECTION 275-180, ENTITLED “SIGHT DISTANCE FOR LANDSCAPING ADJACENT TO STREET INTERSECTIONS AND POINTS OF ACCESS;” (2) EMERGENCY GENERATORS, BY AMENDING SECTION 285-10, ENTITLED “EMERGENCY GENERATORS IN RESIDENTIAL DISTRICTS;” PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

8. ORDINANCE NO. 2021-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE

PROVISIONS RELATING TO PAINTED SIGNS BY AMENDING SECTION 505-50, ENTITLED “PROHIBITED SIGNS” AND SECTION 505-90 ENTITLED “SIGNAGE REGULATIONS FOR THE MIXED-USE CRA FORM-BASED ZONING DISTRICTS (CC, SFED-MU, EDBB-MU, GTWY-MU, NBHD-MU); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

9. ORDINANCE NO. 2021-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO PUBLIC HEARING NOTICES BY AMENDING SECTION 610-20, ENTITLED “TABLE OF PUBLIC NOTICE REQUIREMENTS”; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

10. RESOLUTION NO. 2021-008

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-069-20) AND VARIANCE (VA-070-20) APPLICATIONS SUBMITTED BY PRIME REALTY CAPITAL, LLC, FOR PROPERTY LOCATED AT SOUTHWEST 26th TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

11. RESOLUTION NO. 2021-009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 670-10(3), OF CHAPTER 28, OF THE CITY’S CODE, EXTENDING ZONING IN PROGRESS (ENACTED UNDER RESOLUTIONS NO. 2020-094 AND 2020-145) THROUGH APRIL 30, 2021; EXTENDING THE DECLARATION THAT THE CITY IS CONSIDERING AN AMENDMENT TO ITS LAND DEVELOPMENT REGULATIONS TO CREATE A ZONING OVERLAY DISTRICT, TO CREATE ARTICLE 826 TO BE ENTITLED “OAK HAMMOCK TREE PROTECTION OVERLAY” UNDER THE CITY’S LAND DEVELOPMENT CODE (LDC) OF THE CITY OF DANIA BEACH CODE, AND APPROVING THE APPLICATION REQUEST (TX-065-20), MADE BY THE CITY OF DANIA BEACH TO CREATE A ZONING OVERLAY FOR THE GENERAL VICINITY OF THE RESIDENTIAL LOTS ON SW 36 TERRACE, SW 37 AVENUE AND SW 37 TERRACE, STRETCHING FROM STIRLING ROAD NORTH FOR APPROXIMATELY 1,280 LINEAR FEET, TO THE END OF THE STREETS, AND

INCLUDES APPROXIMATELY 40 GROSS ACRES AND 74 PARCELS, IN THE CITY OF DANIA BEACH, FLORIDA, WHICH PROPERTY IS LEGALLY DESCRIBED IN AMENDED EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR AN OAK HAMMOCK TREE CANOPY OVERLAY FOR THE AREA IDENTIFIED IN ORDER TO PROTECT THE HISTORIC HERITAGE TREE CANOPY OF THIS OAK HAMMOCK, SUBJECT TO CERTAIN STANDARDS AND RESTRICTIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

10. DISCUSSION AND POSSIBLE ACTION

1. Update on redevelopment of the Dania Beach Bar and Grill - Mayor James
2. Parks Master Plan - Mayor James
3. Discussion of website and communications update - Commissioner Davis
4. Discussion of beach parking and safety - Commissioner Davis

11. COMMISSION COMMENTS

1. Commissioner Davis
2. Commissioner Lewellen
3. Commissioner Odman
4. Vice-Mayor Salvino
5. Mayor James

12. APPOINTMENTS

1. Airport Advisory Board
 - Mayor James - 2 appointments
 - Vice-Mayor Salvino - 2 appointments
 - Commissioner Davis - 2 appointments
 - Commissioner Lewellen - 2 appointments
 - Commissioner Odman - 2 appointments
2. Creative Arts Council Advisory Board
 - Mayor James - 1 appointment
 - Vice-Mayor Salvino - 1 appointment
 - Commissioner Davis - 1 appointment

3. Education Advisory Board
Mayor James - 1 appointment
Vice-Mayor Salvino - 1 appointment
Commissioner Davis - 1 appointment
4. General Employees Pension Board
1 Commission Appointment for a term beginning June 22, 2020 and ending June 22, 2022
5. Green Advisory Board
Mayor James - 1 appointment
Vice-Mayor Salvino - 1 appointment
Commissioner Davis - 1 appointment
Commissioner Odman - 1 appointment
6. Marine Advisory Board
Mayor James - 2 appointments
Vice-Mayor Salvino - 2 appointments
Commissioner Davis - 2 appointments
7. Parks, Recreation and Community Affairs Advisory Board
Mayor James - 2 appointments
Vice-Mayor Salvino - 2 appointments
Commissioner Davis - 2 appointments
Commissioner Lewellen - 2 appointments
Commissioner Odman - 2 appointments
8. Planning & Zoning Board
Mayor James - 1 appointment
Vice-Mayor Salvino - 1 appointment
Commissioner Davis - 1 appointment
Commissioner Lewellen - 1 appointment
2 Alternate Appointments

13. ADMINISTRATIVE REPORTS

1. City Manager
2. City Attorney
3. City Clerk - Reminders
Tuesday, January 26, 2021 - 7:00 p.m. City Commission Meeting
Tuesday, February 9, 2021 - 5:30 p.m. CRA Board Meeting

Tuesday, February 9, 2021 - 7:00 p.m. City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)

Special Event request from Saint Ruth Missionary Baptist Church to host a "Drive up Outdoor Service" on Sundays beginning December 20, 2020-July 31, 2021 at 145 NW 5th Avenue and/or 355 NW 9th Avenue, from 10:00 a.m. - 12:00 p.m.

Purchasing Requests ONLY

Dept:

Acct #:

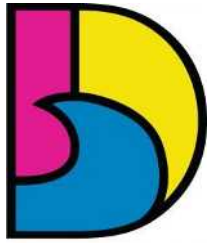
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

St. Ruth Missionary Church- Special Event Memo, St. Ruth - Special Event Application (002)



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa- Cruz, Assistant City Manager
Eleanor Norena, CFM Community Development Director

Candido Sosa-Cruz
Corinne Lajoie

RE: Special Events Application Request from St. Ruth Missionary Baptist Church to host a "Drive up Outdoor Service" scheduled for every Sunday of each month beginning December 20, 2020 through July 31, 2021.

Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania
Beach, ou,
email=c.sosacruz@daniabeachfl.gov, c=US
Date: 2021.01.03 14:47:42 -05'00'

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania
Beach, ou=Community Development
Department, Planning Division,
email=clajoie@daniabeachfl.gov, c=US
Date: 2020.12.30 12:56:47 -05'00'

Request

A Special Event approval is being requested by Lisa Cherry on behalf of St. Ruth Missionary Baptist Church to host a "Drive up outdoor Service" every Sunday of each month beginning December 20, 2020 through July 31, 2021 from 10:00am- 12:00 pm.

Background

The requested event will be held at 145 NW 5th Ave and/or Vacant lot at 355 NW 9th Ave Dania Beach, FL. Guests will park and remain in the cars during the church service, if the guest leaves the vehicle for any reason they must wear facial covering and adhere to all social distancing guidelines.

We have provided the property owner a copy of the Broward County and City Emergency orders requiring social distancing at all times along with CDC guidelines and have attached both documents as part of the approval item. Code Compliance Staff will ensure compliance of these orders during the event dates.

Budgetary Impact

The special events application fee for this event is \$150.00. A late fee of \$ 75.00 was assessed, because the application was received after the sixty (60) day cut off. Applicant will pay for necessary services if recommended below.

Recommendation

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

Staff	Comments/ Conditions
BSO Fire: Fire Prevention	No concerns raised
Building Official	No concerns raised
City Attorney	No concerns raised
Code Enforcement	No concerns raised
Community Development	No concerns raised
Hr/ Risk Mgmt-	No concerns raised
Parks & Recreation	No concerns raised
Public Services	No concerns raised
BSO Police Dept.	No concerns raised.



City of Dania Beach
Parks and Recreation Department
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6800
(954) 924-6813 FAX

SPECIAL EVENTS REQUEST
Application on Public or Private Property

To Whom It May Concern:

Please be advised that starting May 1, 2006 this application and all its requirements are to be completed and complied with by anyone wishing to utilize public or private property in the City of Dania Beach for a special event **regardless of whether or not the event has been held in the past.** This application process has been designed to ensure the safety and protection of all involved, to include the City of Dania Beach, the host of the event, and all attendees. Please complete the enclosed application, provide all requested attachments and submit it to the City of Dania Beach, Parks & Recreation Offices, Attention: Martha Riguro. **Incomplete applications will be returned.**

The completed application, including all attachments, must be received **AND ALL REQUIREMENTS SET FORTH BY THE CITY OF DANIA BEACH MUST BE MET 60 days prior** to scheduling any special event, including payment of all appropriate fees (see attached). This timeframe is required to ensure proper placement on the City Commission agenda for approval in time for the event. **Failure to comply with the required 60 day timeframe and payment requirements will result in denial of your application.**

Section 33-44 of the City of Dania Beach requires outdoor shows and special events to be reviewed and approved by the City Commissioners [as an agenda item on the next available meeting at 7:00 p.m. Please plan to attend.]

The operation of any type of traveling circus, carnival, outdoor show and like amusements of a transient nature in the city shall be governed by the following provisions:

- (1) Traveling circuses, carnivals, outdoor shows, amusement parks, devices and exhibitions, and all such operations, avocations or businesses operating under tents or in temporary buildings or structures shall not be permitted in the city except upon approval of the chief of police and city commission.
- (2) Nothing herein contained is intended to apply to local shows or amusements held in theaters, auditoriums or permanent buildings in the city. Further, nothing herein contained is intended to apply to any amusement park established in the city on a permanent basis prior to the effective date of this chapter and located in an AP district. Specifically, without limitation on the foregoing, this section shall apply to traveling shows, carnivals, fairs, exhibitions and the like which are transient in nature and which operate only for temporary periods.



DANIA BEACH
SEAT LIVE IT LOVE IT

City of Dania Beach

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

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

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

Event Name, Date, and Time:

St Ruth Missionary Baptist Church Outdoor Services Sundays beginning Dec 20, 2020 - July 31, 2021 10 am-12pm

*Brief Description of the Event:

We will have a drive up, park and praise service as our Sunday morning services through July in an effort to keep parishioners safe during the Pandemic

Address/Location of Event: Church- 145 NW 5th Ave and/or Church Vacant Lot 355 NW 9th Ave

Event Coordinator: Paula Coleman

Telephone #1: 754-236-9502 E-mail Address: struthpastorofworship@gmail.com

Telephone #2: 954-922-2529 x4 Fax:

Additional Contact Person for the Event: Lisa Rogers Cherry

Telephone #1: 954-922-2529 E-mail Address: lisarcherry@gmail.com

Telephone #2: 954-614-0726 Fax:

Organization or Sponsor of Event: St Ruth Missionary Baptist Church

Address: 145 NW 5th Avenue

City, State, Zip Code: Dania Beach, Florida 33004

Telephone: 954-229-2529 Fax: 954-922-2547 Cell:

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

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

St Ruth Missionary Baptist Church, Inc

Date of Incorporation: State of Incorporation:

Federal ID #: 65-0352438

Authorizing Official for the Organization: Clifford Mays

Telephone #1: 954-609-6759 E-mail Address: cliffmays@aol.com

Telephone #2: 954-922-2529

Authorizing Official for the Organization: G. Emerson Scott

Telephone #1: 954-922-2262 E-mail Address: garyescott@me.com
Telephone #2: 281-726-0580

*Property Owner: St Ruth Missionary Baptist Church

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

Is the letter attached? ☐ Yes ☐ No ☐ NA

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

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

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

If so, indicate the city location of last event: _____

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

Number of Expected Daily Attendants: 75 (BSO or Fire Details may be required - refer to page 6)

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Sundays	December 20, 2020	10 am	12 pm	2
Sundays	December 27, 2020	10 am	12 pm	2
Sundays	January 1-31, 2021	10 am	12 pm	2
Sundays	February 1-28, 2021	10 am	12 pm	2
Sundays	March 1-31, 2021	10 am	12 pm	2
Sundays	April 1-30, 2021	10 am	12 pm	2
Sundays	May 1-31, 2021	10 am	12 pm	2
Sundays	June 1-30, 2021	10 am	12 pm	2
Sundays	July 1-31, 2021	10 am	12 pm	2

Anticipated Date and Time to Begin Set-Up: Sunday Mornings 9 am

Anticipated Date and Time for Completion of Break-Down: Sunday Mornings 12 pm

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

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

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

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

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

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

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

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

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

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

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

*Will electricity be required for this event?

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

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

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

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

Please indicate the type (Band, DJ, Live Performers, etc.): Band/Singers/Speaker

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Sundays	12/20/20 - 7/31/21	10 am	12pm	2

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

*Please note Fire Extinguisher Requirement in the next question.

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

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

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

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

Please specify: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

If alcohol is being served, please indicate how the beverages will be served: ☒ N/A
☐ Draft Truck ☐ Cold Plate ☐ Mini-Bar ☐ Beer Tub ☐ Table Service

Other: _____

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

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

☐ Mixed Drinks ☐ Other: _____

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

Please Specify: _____

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

☐ Yes ☒ No

*If yes, please describe: _____

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

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

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

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

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

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

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

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

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

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

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

If so, How many? ☒ N/A

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

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

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

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

If yes, please explain: _____

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

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$71.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

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

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

Paula L Coleman

Signature of Applicant

Pastor of Worship & Arts, St Ruth Missionary Baptist Church

Title

Paula Coleman

Print name of Applicant

December 2, 2020

Date

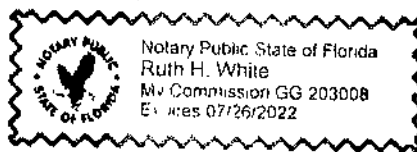
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on December 2, 2020,
by Paula Coleman, who is personally known to me, or, if not, such person produced the
following form of identification: _____.

NOTARY PUBLIC

My Commission expires: 7/26/2022

My Commission number: GG 203006



Ruth White

SPECIAL EVENT APPLICATION / PERMIT FEES

\$100.00 Beach Weddings

\$150.00 All Other Events

\$280.00 Special Events Involving Fire Inspections

\$100.00 Private Parties (over 26 participants)

\$50.00 Small Parties (under 25 participants)

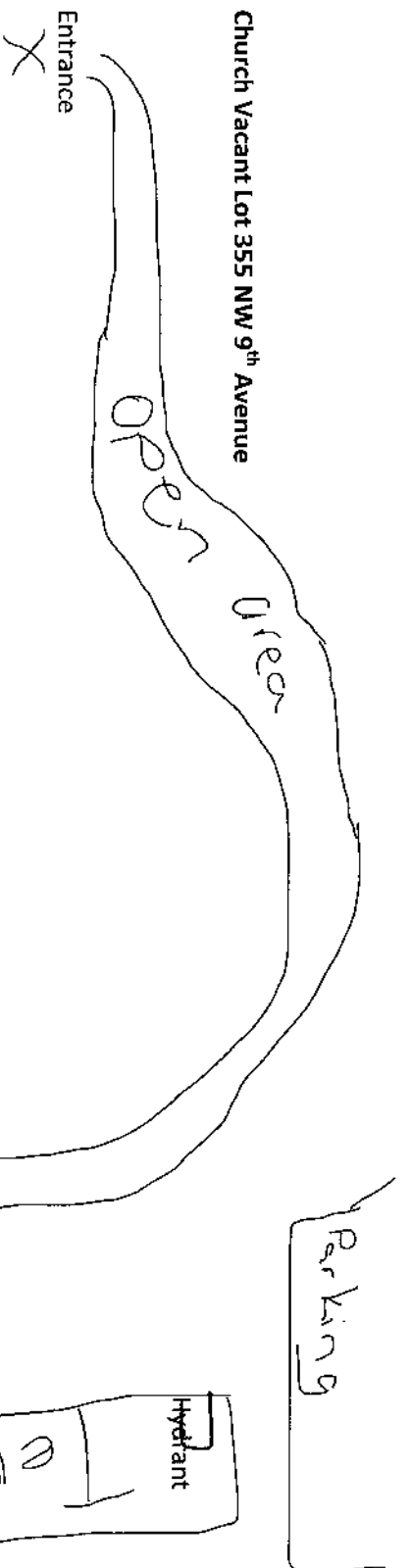
Special events requiring the use of Broward Sheriff's Office shall require advance payment of the applicable special detail rate.

Special Events requiring the use of personnel from the Fire Department or the use of City Lifeguards shall require advance payment of the applicable overtime rate.

A late fee of \$75.00 will be assessed for any application that is received by the City sixty (60) days or less before the date (or starting date) of the event.

Rental rates are subject to the applicable 6% sales tax.

Church Vacant Lot 355 NW 9th Avenue



Parking or Seating

Open area

Parking

Hydrant

Tent

Hydrant

Parking

H Ave

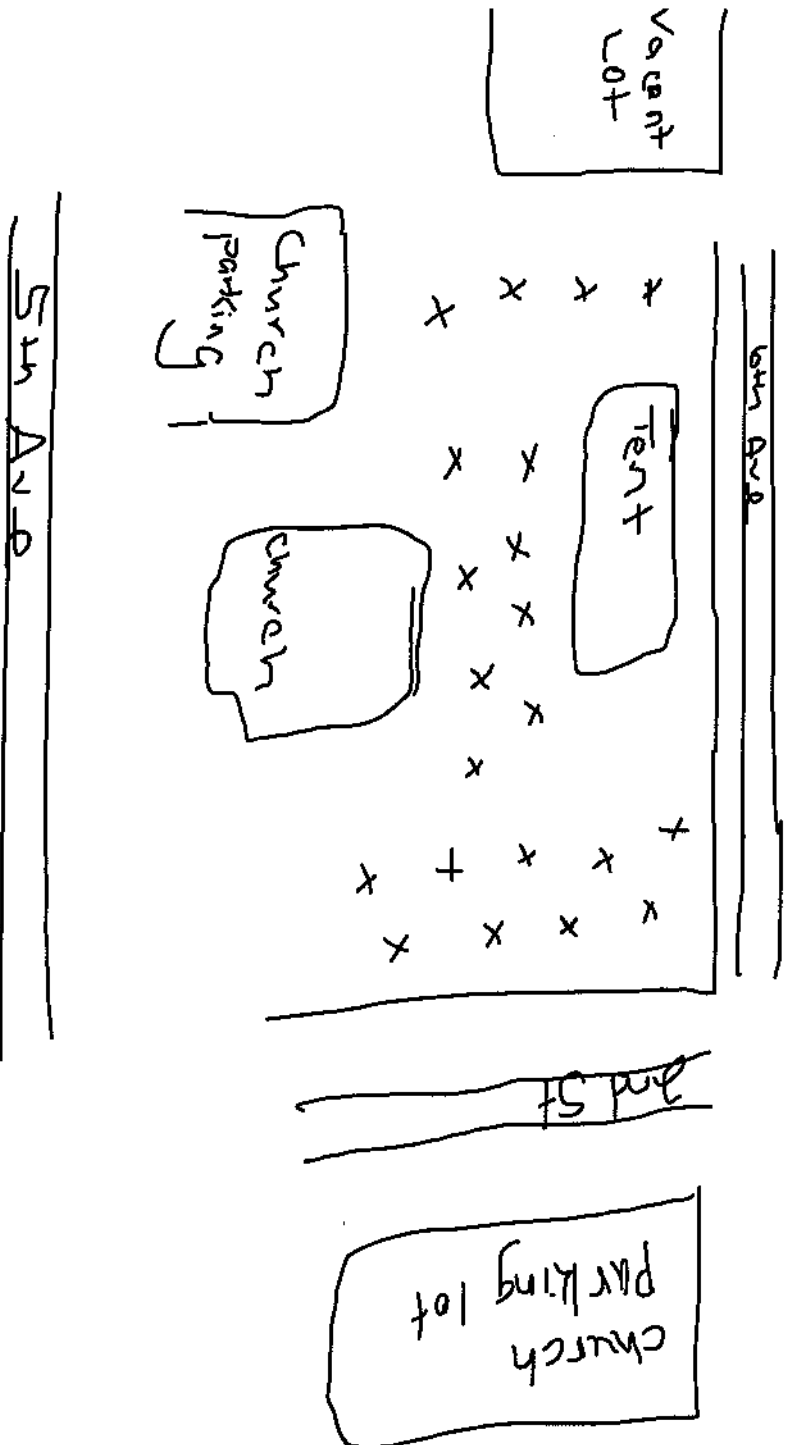
3rd St

CHURCH 145 NW 5th Avenue

Cars parked in parking lot at corner 6th Ave and 2nd St and in the front of the church on 5th Ave

Streets open and available at 5th and 6th Ave and 2nd Street

Tent placed within the gate at back of the church near 6th Ave



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)

Special Event request from Dania Pointe to host a “Friday Night Market” on January 15 & 29 and February 12, 2021 at Dania Pointe, 81 SW 18th Avenue, in the parking lot behind the Way Pointe parking garage, from 5:00 p.m. - 10:00 p.m.

Purchasing Requests ONLY

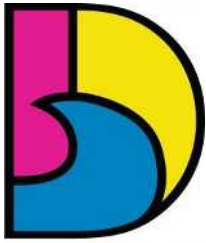
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

Friday Night Market - Special Event Memo, Friday Night Market- Special Event Application, LL Friday Night Marketplace, site plan-FNM



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa- Cruz, Assistant City Manager
Eleanor Norena, CFM Community Development Director

RE: Special Events Application Request from Dania Pointe to host a "Friday Night Market" scheduled for January 15, 29, & February 12, 2021

Candido
Sosa-Cruz
Corinne
Lajoie

Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of
Dania Beach, ou,
email=csosacruz@daniabeachfl.gov,
c=US
Date: 2021.01.03 14:48:44 -05'00'

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania
Beach, ou=Community Development
Department, Planning Division,
email=clajoie@daniabeachfl.gov, c=US
Date: 2020.12.30 12:55:58 -05'00'

Request

A Special Event approval is being requested by Kim Butler on behalf of Dania Pointe to host a "Friday Night Market" on January 15, 29, and February 12 2021 beginning at 5pm and ending at 10pm.

Background

The requested event will be held at Dania Pointe, 81 SW 18th Ave, Dania Beach, FL. in the parking lot behind the Way Pointe parking garage. Dania Pointe has collaborated with UniteUs Group to host an open place marketplace.

We have provided the property owner a copy of the Broward County and City Emergency orders requiring social distancing at all times along with CDC guidelines and have attached both documents as part of the approval item. Code Compliance Staff will ensure compliance of these orders during the event dates.

Budgetary Impact

The special events application fee for this event is \$150.00. A late fee of \$ 75.00 was assessed, because the application was received after the sixty (60) day cut off. Applicant will pay for necessary services if recommended below.

Recommendation

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

Staff	Comments/ Conditions
BSO Fire: Fire Prevention	No concerns raised
Building Official	No concerns raised
City Attorney	No concerns raised
Code Enforcement	No concerns raised
Community Development	No concerns raised
Hr/ Risk Mgmt-	No concerns raised
Parks & Recreation	No concerns raised
Public Services	No concerns raised
BSO Police Dept.	No concerns raised.



City of Dania Beach
Parks and Recreation Department
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6800
(954) 924-6813 FAX

SPECIAL EVENTS REQUEST
Application on Public or Private Property

To Whom It May Concern:

Please be advised that starting May 1, 2006 this application and all its requirements are to be completed and complied with by anyone wishing to utilize public or private property in the City of Dania Beach for a special event **regardless of whether or not the event has been held in the past.** This application process has been designed to ensure the safety and protection of all involved, to include the City of Dania Beach, the host of the event, and all attendees. Please complete the enclosed application, provide all requested attachments and submit it to the City of Dania Beach, Parks & Recreation Offices, Attention: Martha Riguero. **Incomplete applications will be returned.**

The completed application, including all attachments, must be received **AND ALL REQUIREMENTS SET FORTH BY THE CITY OF DANIA BEACH MUST BE MET 60 days prior** to scheduling any special event, including payment of all appropriate fees (see attached). This timeframe is required to ensure proper placement on the City Commission agenda for approval in time for the event. **Failure to comply with the required 60 day timeframe and payment requirements will result in denial of your application.**

Section 33-44 of the City of Dania Beach requires outdoor shows and special events to be reviewed and approved by the City Commissioners [as an agenda item on the next available meeting at 7:00 p.m. Please plan to attend.]

The operation of any type of traveling circus, carnival, outdoor show and like amusements of a transient nature in the city shall be governed by the following provisions:

- (1) Traveling circuses, carnivals, outdoor shows, amusement parks, devices and exhibitions, and all such operations, avocations or businesses operating under tents or in temporary buildings or structures shall not be permitted in the city except upon approval of the chief of police and city commission.
- (2) Nothing herein contained is intended to apply to local shows or amusements held in theaters, auditoriums or permanent buildings in the city. Further, nothing herein contained is intended to apply to any amusement park established in the city on a permanent basis prior to the effective date of this chapter and located in an AP district. Specifically, without limitation on the foregoing, this section shall apply to traveling shows, carnivals, fairs, exhibitions and the like which are transient in nature and which operate only for temporary periods.



City of Dania Beach

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

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

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

Event Name, Date, and Time:

Friday Night Market, January 15, 2021 5pm - 10pm

Brief Description of the Event:

24+ vendors of handmade and homemade goods, including soaps, candles, jewelry, Embroidered goods, Wooden mugs, Pies/cakes, Fruits/vegetables, Jar items, Jolly, jini, Spices, Candles, Plants Re-Made, Vintage boutiques, antiques, media, Home, Bunkers, Artists

Address/Location of Event: Dania Pointe, Pointe Boulevard between Pointe Dr and Way Pointe Garage.

Event Coordinator: Kim Butler

Telephone #1: 954-809-5389

E-mail Address: kbutler@kimcorealty.com

Telephone #2: 609-437-7473

Fax:

Additional Contact Person for the Event: Andrew Martineau

Telephone #1: 954-850-8581

E-mail Address: andrewm@uniteusgroup.com

Telephone #2:

Fax:

Organization or Sponsor of Event: Dania Pointe

Address: 81 SW 18th Avenue

City, State, Zip Code: Dania Beach, FL 33004

Telephone: 954-956-2105

Fax:

Cell:

Is this a Non-Profit Organization?

☐

Yes

☒

No

Tax ID #:

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

Dania Live 1748, LLC and Dania Live 1748 II, LLC

Date of Incorporation:

State of Incorporation:

Federal ID #:

Authorizing Official for the Organization: Kim Butler as Agent for Dania Pointe/Kimco Realty

Telephone #1: 954-809-5389

E-mail Address: kbutler@daniapointe.com

Telephone #2:

Authorizing Official for the Organization:

Telephone #1: _____ E-mail Address: _____

Telephone #2: _____

*Property Owner: Kimco Realty/Dania Live 1748 II, LLC

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

Is the letter attached? ☒ Yes ☐ No

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

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

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

If so, Indicate the city location of last event: _____

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

Number of Expected Daily Attendants: 40+ flow of pedestrian traffic _____ (BSO or Fire Details may be required - refer to page 6)

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Friday	January 15	5pm	10pm	5
Friday	January 29	5pm	10pm	5
Friday	February 12	5pm	10pm	5

Anticipated Date and Time to Begin Set-Up: 4pm 1/15

Anticipated Date and Time for Completion of Break-Down: 10:30pm 1/15

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

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

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

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

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

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

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

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

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

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

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

***Will electricity be required for this event?**

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

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

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

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

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

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Friday	1/15, 1/29 & 2/12	5pm	9pm	4 hours

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

***Please note Fire Extinguisher Requirement in the next question.**

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

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

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

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

Please specify: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

If alcohol is being served, please indicate how the beverages will be served: ☒ N/A
☐ Draft Truck ☐ Cold Plate ☐ Mini-Bar ☐ Beer Tub ☐ Table Service

Other: _____

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

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

☐ Mixed Drinks ☐ Other: _____

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

Please Specify: _____

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

☐ Yes ☒ No

***If yes, please describe:** _____

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

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

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

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

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

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

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

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

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

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

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

If so, How many? existing on site ☐ N/A

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

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

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

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

If yes, please explain: _____

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

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$71.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

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

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

Kim Butler

Digitally signed by Kim Butler
Date: 2020.06.02 16:10:02 -04'00'

Signature of Applicant

Director of Marketing

Title

Kim Butler as agent for Dania Live 1748, II, LLC

Print name of Applicant

12/21/2020

Date

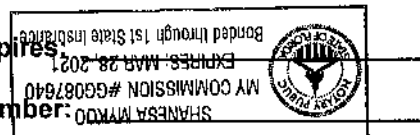
STATE OF FLORIDA
COUNTY OF **BROWARD**

The foregoing instrument was acknowledged before me on December 21 2002,
by Kimberly R, who is personally known to me, or, if not, such person produced the
following form of identification: Personally Known

NOTARY PUBLIC

My Commission expires

My Commission number:





To: Shanesa Mykoo
From: Kim Butler, Dania Pointe
Date: December 21, 2020
Re: Friday Night Marketplace

This is to confirm landlord permission to hold the Friday Night Marketplace at Dania Pointe on January 15, 29 and February 12, 2021.

Dania Pointe is partnering with UniteUs Group for this event and hereby authorizes use of its property to hold the event.

This event is an open air marketplace. Vendors and Attendees will be required to adhere to all COVID-19 safety practices. Wearing of masks and social distancing will be mandatory in adherence to local and County regulations.

Proper signage, and hand sanitizers will be supplied.

Thank you.

Hotel

Compass Way

Removable
Barricade

Pointe Blvd

Emergency Access Lane

Parking

Parking)
Walkway to Garage

Walkway to Garage

Sidewalk

Sidewalk

9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
Protective Barricade	

Traffic
Control

Traffic
Control

(Restrooms)

Tommy Bahama

Pointe Dr

Fountain

Häagen Dazs

Restrooms

Pointe Dr

Restra

Proclamation

OFFICE OF THE MAYOR • CITY OF DANIA BEACH, FLORIDA

WHEREAS, Dr. Martin Luther King, Jr., was born on January 15, 1929 and lived a life promoting peace, freedom, equality, and justice for all through non-violent means, becoming one of the outstanding civil rights leaders of our time; and

WHEREAS, at the age of thirty-five, Dr. Martin Luther King, Jr., was the youngest man to have received the Nobel Peace Prize; and

WHEREAS, this year marks the 36th annual observance by the citizens of Dania Beach to honor Dr. King's legacy with a day of remembrance intended as a time for all Americans to reaffirm their commitment to the basic principles that underlie our Constitution – equality and justice for all; and

WHEREAS, the ideals of Dr. Martin Luther King, Jr., and of Dania Beach's commitment to human rights are worthy of reflection and serve as a reminder that improving the quality of life for all members of society is a responsibility of every member of our society; and

WHEREAS, we can bring life to the inspiring vision of freedom of which Dr. Martin Luther King, Jr. dreamed, with our community's joint renewal of our love for life, God, and Country.

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim Monday, January 18, 2021 as:

“Dr. Martin Luther King, Jr. Day”

in the City of Dania Beach, and encourage all citizens to rededicate themselves to the principles of respect for human rights and freedom, of belief in non-violence, and of commitment to improving our community through community service and volunteerism.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK



TAMARA JAMES
MAYOR

MINUTES OF VIRTUAL REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, DECEMBER 8, 2020 – 7:00 P.M.

1. Call to Order/Roll Call

Mayor James called the meeting to order at 7:02 p.m.

Present:

Mayor:	Tamara James
Vice-Mayor:	Marco A. Salvino, Sr.
Commissioners:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Thomas Ansbro
City Clerk:	Thomas Schneider

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 Dania Beach Redevelopment Plan status and update by Ken Krasnow, Colliers International South Florida

Mr. Krasnow gave a PowerPoint presentation on Ocean Park at Dania Beach which is attached to and incorporated into these minutes.

City Manager Garcia briefly addressed the redevelopment plan.

- 3.2 Presentation regarding the Public Art Master Plan and survey by Leslie Fordham, Public Art & Design Administrator, Broward County Cultural Division

Ms. Fordham gave a PowerPoint presentation which is attached to and incorporated into these minutes.

- 3.3 1000 Mermaids - Artificial Reef Project – Options Presentation by Stacy Brown

Evan Snow and Ms. Brown, both with Ocean Rescue Alliance, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Commissioner Odman asked what the underwater logo is made out of.

Ms. Brown explained it would be concrete.

Commissioner Odman felt Option 2 would be the best, and is particularly interested in the mermaids.

Mayor James felt we should do a workshop since there would be a lot of discussion and tonight's agenda is large.

City Manager Garcia noted the PowerPoint would be sent to the Commission as well as tentative dates for a workshop.

A brief discussion ensued regarding the sculpture modules, and the Coral Rangers Program and timeline.

3.4 Covid update by Commissioner Odman

Commissioner Odman gave a Covid update via a slide presentation which is attached to and incorporated into these minutes.

Mayor James would like a Commissioner to be involved in City meetings held related to Covid.

3.5 Presentation of the proposed new Stormwater Projects by Fernando J. Rodriguez, Public Services Director and Dincer A. Ozaydin, Deputy Director/City Engineer

Public Services Director Rodriguez and Deputy Public Services Director Ozaydin gave a PowerPoint presentation which is attached to and incorporated into these minutes, and responded to questions from the Commission.

3.6 Special Event request from Dania Live 1748 II, LLC to host a "Gay Men's Chorus of South Florida Holiday Show" on November 28-29, 2020 at Dania Pointe, 81 SW 18th Avenue, from 7:00 p.m. - 10:00 p.m. *(Community Development)*

Commissioner Odman motioned to retroactively approve the Special Event request for the Gay Men's Chorus of South Florida Holiday Show; seconded by Commissioner Lewellen. The motion carried unanimously.

3.7 Special Event request from Dania Live 1748 II, LLC to host a "Drive in Holiday Concert" on December 5-6, 2020 at Dania Pointe, 81 SW 18th Avenue, with two shows per day from 1:00 p.m. - 2:30 p.m. and from 7:00 p.m. - 9:00 p.m. *(Community Development)*

Commissioner Lewellen motioned to retroactively approve the Special Event request for the Drive in Holiday Concert; seconded by Vice-Mayor Salvino. The motion carried unanimously.

- 3.8 Special Event request from Dania Live 1748 II, LLC to host "Cars at the Pointe" events on the third Sunday of every month for the next 11 months beginning on December 20, 2020 and ending on October 17, 2021 at Dania Pointe, 81 SW 18th Avenue, from 10:00 a.m. - 2:00 p.m. (*Community Development*)

Eleanor Norena, Director of Community Development, addressed enforcement of social distancing and complaints of noise at Dania Pointe events.

Commissioner Lewellen motioned to approve the Special Event request for Cars at the Pointe events; seconded by Commissioner Odman. The motion carried unanimously.

Director of Community Development Norena noted St. Ruth Missionary Baptist Church would like to hold drive-in services on an ongoing basis beginning December 20, 2020. A Special Event request would be brought to the Commission at the first meeting in January.

A brief discussion ensued regarding streamlining the Special Event request process.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments

Pastor Paul Wiggins, 321 SE 3rd Street, congratulated the newly elected officials and commended them for stepping up to lead the City.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, addressed the noise issue raised regarding Dania Pointe events, and noted the Neighborhood Support Unit would be participating in the Sheriff's Winter Wonderland at the Public Safety Building. He reported on recent criminal activity in the City and reviewed crime statistics.

Captain Sergio Pellecer, BSO District Fire Chief, gave an update on his department, noting that Fire personnel are taking every precaution to ensure the safety of our residents during calls. He spoke of the Toy Drive held at Dania Pointe.

Kayri Pozo, 1101 W. Dania Beach Boulevard, said she is a new resident and would like to be involved in the City. She described issues with lack of parking at Saratoga Apartments and asked for assistance from the Commission.

Mayor James noted she would have the Community Development Director follow up with Ms. Pozo.

7. Consent Agenda

Items removed from Consent Agenda: #7.7, #7.8

7.1 Minutes:

Approve Minutes of October 27, 2020 Virtual City Commission Meeting
Approve Minutes of November 10, 2020 Virtual City Commission Meeting
Approve Minutes of November 16, 2020 Organization Meeting

7.2 Travel Requests:

Request from City Manager Ana M. Garcia to attend the Florida City County Manager's Association (FCCMA) 2021 Winter Institute in Cocoa Beach, Florida on February 3-5, 2021 (Estimated cost \$813.50)

Resolutions

7.3 RESOLUTION #2020-146

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RATIFYING AN AGREEMENT AND FUNDS THAT EXCEED THE CITY ANNUAL VENDOR THRESHOLD POLICY OF TWENTY FIVE THOUSAND (\$25,000.00) FOR EMERGENCY PUMPING SERVICES PROVIDED BY HINTERLAND GROUP, INC. OBTAINED UNDER EMERGENCY CONDITIONS BY THE CITY MANAGER AS A RESULT OF TROPICAL STORM ETA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.4 RESOLUTION #2020-147

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR SERVICES TO BE PROVIDED BY AMC SURVEILLANCE CAMERA & ELECTRONICS, INC., AND AUTHORIZING THE CITY TO EXCEED THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) TO PROCURE MAINTENANCE OF THE CITY'S SURVEILLANCE CAMERA SYSTEM; PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING SUCH PURCHASES, PROVIDED THAT THEY ARE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

7.5 RESOLUTION #2020-148

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR SERVICES TO BE PROVIDED BY BIS DIGITAL, INC.; AUTHORIZING THE CITY TO EXCEED THE CITY MANAGER'S ANNUAL VENDOR THRESHOLD OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) TO PROCURE AUDIO, VIDEO AND BROADCASTING SERVICES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

7.6 RESOLUTION #2020-149

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AN APPROPRIATION OF FUNDS RELATING TO THE REMOVAL AND RELOCATION OF TWO WELCOME SIGNS FOR AN ESTIMATED AMOUNT OF TWENTY-EIGHT THOUSAND NINETY-FIVE DOLLARS (\$28,095.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Manager)*

Commissioner Odman motioned to adopt the Consent Agenda, with the exception of Item #7.7 and #7.8; seconded by Commissioner Lewellen. The motion carried unanimously.

7.7 ORDINANCE #2021-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING ARTICLE X ENTITLED "SMOKING RESTRICTIONS IN PUBLIC PARKS" OF CHAPTER 17 OF THE CITY CODE OF ORDINANCES ("OFFENSES; MISCELLANEOUS"), AND REPEALING CODE SECTION 17-30, ENTITLED, "SMOKING PROHIBITED IN CERTAIN AREAS OF PUBLIC PARKS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(City Attorney)*

City Attorney Ansbro read the title of Ordinance #2021-001 and gave a brief description of the item, noting that State law preempts local restrictions.

A brief discussion ensued regarding measures that could be taken to inhibit smoking in public parks.

Commissioner Odman motioned to adopt Ordinance #2021-001, on first reading; seconded by Commissioner Lewellen. The motion carried unanimously.

7.8 ORDINANCE #2021-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING SECTION 17-129, ENTITLED "ON-SITE SHOPPING CART RETENSION SYSTEM - REQUIRED," OF ARTICLE IX, ALSO ENTITLED "ON-SITE SHOPPING CART RETENSION SYSTEM- REQUIRED," OF CHAPTER 17, WHICH CHAPTER IS ENTITLED "OFFENSES-MISCELLANEOUS" OF THE CITY CODE OF ORDINANCES, AS THE REGULATION OF SHOPPING CARTS HAS BEEN PREEMPTED BY THE STATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(City Attorney)*

City Attorney Ansbro read the title of Ordinance #2021-002 and gave a brief description of the item, noting that State law preempts local regulation of shopping carts.

Commissioner Odman motioned to adopt Ordinance #2021-002, on first reading; seconded by Commissioner Lewellen. The motion carried unanimously.

8. Bids and Requests for Proposals

8.1 RESOLUTION #2020-150

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AWARDED DISASTER DEBRIS MONITORING CONTRACTS IN THE PRIMARY, SECONDARY AND TERTIARY SERVICE PROVIDER CATEGORIES TO DEBRIS TECH LLC, ROSTAN SOLUTIONS LLC, AND BRENCO LLC, RESPECTIVELY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Ansbro read the title of Resolution #2020-150.

Commissioner Odman motioned to adopt Resolution #2020-150; seconded by Commissioner Lewellen. The motion carried on the following 5-0 Roll Call vote:

Commissioner Davis	Yes	Vice-Mayor Salvino	Yes
Commissioner Lewellen	Yes	Mayor James	Yes
Commissioner Odman	Yes		

8.2 RESOLUTION #2020-151

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AWARDED DISASTER DEBRIS REMOVAL AND DISPOSAL CONTRACTS IN THE PRIMARY, SECONDARY AND TERTIARY SERVICE PROVIDER CATEGORIES TO BERGERON EMERGENCY SERVICES, CUSTOM TREE CARE INC. AND KDF ENTERPRISES LLC; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Ansbro read the title of Resolution #2020-151.

Commissioner Odman motioned to adopt Resolution #2020-151; seconded by Commissioner Lewellen. The motion carried unanimously.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2021-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, CREATING ARTICLE 826 ENTITLED "OAK HAMMOCK TREE PROTECTION OVERLAY" UNDER THE CITY'S LAND DEVELOPMENT CODE (LDC) OF THE CITY OF DANIA BEACH CODE, AND APPROVING THE APPLICATION REQUEST (TX-065-20), MADE BY THE CITY OF DANIA BEACH TO CREATE A ZONING OVERLAY FOR THE GENERAL VICINITY OF THE RESIDENTIAL LOTS ON SW 36 TERRACE, SW 37 AVENUE AND SW 37 TERRACE, STRETCHING FROM STIRLING ROAD NORTH FOR APPROXIMATELY 1,280 LINEAR FEET, TO THE END OF THE STREETS, AND INCLUDES APPROXIMATELY 30 GROSS ACRES AND 74 PARCELS, IN THE CITY OF DANIA BEACH, FLORIDA, WHICH PROPERTY IS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING

FOR AN OAK HAMMOCK TREE PROTECTION OVERLAY FOR THE AREA IDENTIFIED IN ORDER TO PROTECT THE OF THIS UNIQUE OAK HAMMOCK FOREST COMMUNITY, SUBJECT TO CERTAIN STANDARDS AND RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

City Attorney Ansbro read the title of Ordinance #2021-003, and addressed changes that were made to the ordinance after the community meeting was held.

Mayor James opened the Public Hearing.

Steven Kaufman, 5690 Woodland Lane, expressed support of the ordinance.

Denise Kaufman, 5690 Woodland Lane, spoke in support of the tree protection ordinance.

Gabriella Hirschmann and Elias Bichachi, 5910 SW 37th Avenue, spoke in support of the Oak Hammock Tree Protection Overlay.

Viki Stein and Boruch Igal Hatanian, 5911 SW 36 Terrace and 5901 SW 36 Terrace, spoke in opposition to the proposed ordinance.

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, expressed support of the ordinance.

Stephanie Jofe, 5880 SW 37th Terrace, spoke in support of the zoning overlay ordinance.

Scott Lewis, 930 SW 98th Terrace, Pembroke Pines, said he favors the creation of an Oak Hammock Tree Protection Overlay under the City's Land Development Code, and yielded the balance of his time to Ms. Jofe.

Randy Wright, 4391 SW 34 Lane, spoke in support of the ordinance.

Patricia Wright, 4391 SW 34 Lane, yielded her time to Jim Rizzo, 5821 SW 37th Avenue, who spoke in favor of the ordinance.

Mrs. Rizzo, 5821 SW 37th Avenue, also spoke in favor of the ordinance.

Sarah Laredo, 5861 SW 36 Terrace, yielded her time to Rabbi Laredo, 5861 SW 36 Terrace, who spoke in opposition to the ordinance.

Italia Folleco, 1059 SE 6th Avenue, yielded her time to Michael Jofe, 5880 SW 37th Terrace, who spoke in support of the zoning overlay ordinance.

Jillian Galbut, 5400 Woodland Lane, spoke in favor of the tree protection ordinance.

Harvey J. Sepler, 5840 SW 37th Terrace, spoke in support of the zoning overlay ordinance.

Ms. Brodie, 5840 SW 37th Terrace, spoke in favor of the tree protection ordinance.

Louis, 5161 SW 37th Avenue, spoke against the ordinance.

Rabbi Ariel Edry, 5950 SW 37th Terrace, spoke in opposition to the tree ordinance.

Barr Keator, 5941 SW 36th Terrace, spoke in favor of the tree protection ordinance.

Janet Taylor, 5941 SW 36th Terrace, also spoke in favor of the ordinance.

Kurt Larsen, 5810 SW 36th Terrace, spoke in favor of tree preservation.

Silvana Korik, 5830 SW 36 Terrace, spoke against the ordinance.

Jessica Kutoff, 5801 SW 37th Terrace, and Amos Prync, 5890 SW 36th Terrace, yielded their time to Sean Ritterman, 5881 SW 36th Terrace, who spoke against creation of a tree overlay.

Sarah Lev-Tov, 5960 SW 37 Terrace, yielded her time to Hadar Lev-Tov, 5960 SW 37 Terrace, who spoke against the tree protection overlay ordinance.

Jessica Kutoff, 5801 SW 37th Terrace, spoke in opposition to the tree ordinance.

Robin Nowling, 5850 SW 37th Avenue, spoke in favor of the ordinance.

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

Commissioner Odman suggested continuing the item due to the time.

City Attorney Ansbro recommended that the ordinance be passed on first reading and second reading be scheduled at the second meeting in January, with perhaps a workshop scheduled in the meantime.

Discussion ensued regarding continuing this item or passing it on first reading and delaying second reading until the second meeting in January.

Discussion ensued regarding continuing the Wave project items.

Mayor James briefly held Item 9.1 in abeyance to take up discussion under Item 9.5 regarding continuing Items 9.5 through 9.8, then returned to this item.

Ryan St. George, City arborist, addressed the ordinance, state law, and concerns expressed by the residents. He responded to questions from the Commission.

Discussion ensued regarding the ordinance and moving forward with passing it on first reading or continuing it.

Commissioner Odman motioned to adopt Ordinance #2020-003, on first reading, to include seeking dates for a workshop no later than the first week of January 2021 and before second reading of the ordinance; seconded by Commissioner Lewellen.

Mayor James noted she wanted residents to have an opportunity to speak at a workshop.

Commissioner Lewellen suggested perhaps we could have residents submit questions beforehand to avoid repetition.

Vice-Mayor Salvino suggested having an hour workshop with only the Commission and then bringing the residents in to ask questions.

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

Commissioner Davis	No	Vice-Mayor Salvino	Yes
Commissioner Lewellen	Yes	Mayor James	Yes
Commissioner Odman	Yes		

9.2 ORDINANCE #2021-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE PLAN ELEMENT OF THE LOCAL COMPREHENSIVE PLAN IN RESPONSE TO A REQUEST BY CCI PROPERTIES 1, LLC (LU-061-20), TO REDESIGNATE CERTAIN PROPERTY FROM “LOW-MEDIUM (10) RESIDENTIAL” TO “IRREGULAR (50 DU/AC)”, WHICH PROPERTY IS GENERALLY LOCATED AT 4695 SW 45TH TERRACE, DANIA BEACH, WHICH LEGAL DESCRIPTION IS DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

City Attorney Ansbro read the title of Ordinance #2021-004, Ordinance #2020-005, and Resolution #2020-152 as they relate to the same property. He advised these items were quasi-judicial hearings and swore-in those who would speak as they came forward. He asked the Commission to disclose any communication they had on these matters.

Richard Lorber, Planning & Zoning Manager, gave an overview of the Comprehensive Plan amendment, rezoning and plat requests for Harbor Landings.

Mayor James questioned density of the current zoning and of the proposed zoning.

Mayor James opened the Public Hearings.

Debbie Orshefsky, Holland & Knight, representing the applicant, was available for questions.

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

Vice-Mayor Salvino motioned to adopt Ordinance #2021-004, on first reading; seconded by Commissioner Lewellen. The motion carried on the following 4-1 Roll Call vote:

Commissioner Davis	Yes	Vice-Mayor Salvino	Yes
Commissioner Lewellen	Yes	Mayor James	Yes
Commissioner Odman	No		

9.3 ORDINANCE #2021-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPLICATION REQUEST (RZ-062-20), MADE BY 2900 SW 45TH DANIA BEACH, LLC, TO REZONE PROPERTY GENERALLY LOCATED AT 4695 SW 45TH TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, WHICH PROPERTY IS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTIES FROM RMH MOBILE HOME DISTRICT TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**
(Community Development)

Vice-Mayor Salvino motioned to adopt Ordinance #2021-005, on first reading; seconded by Commissioner Lewellen. The motion carried on the following 4-1 Roll Call vote:

Commissioner Davis	Yes	Vice-Mayor Salvino	Yes
Commissioner Lewellen	Yes	Mayor James	Yes
Commissioner Odman	No		

9.4 RESOLUTION #2020-152

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "ANDY'S LAND" PLAT (PL-60-20) SUBMITTED BY PULICE LAND SURVEYORS INC., ON BEHALF OF CCI PROPERTIES 1, LLC FOR PROPERTY LOCATED AT 4695 SW 45TH TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

Commissioner Lewellen motioned to adopt Resolution #2020-152; seconded by Commissioner Davis. The motion carried on the following 4-1 Roll Call vote:

Commissioner Davis	Yes	Vice-Mayor Salvino	Yes
Commissioner Lewellen	Yes	Mayor James	Yes
Commissioner Odman	No		

9.5 RESOLUTION #2020-125

Continued to January 12, 2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG) AND SITE PLAN (SP-056-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF DANIA BEACH MARINA CORP. FOR THE PROPERTY GENERALLY LOCATED 90 N. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from October 13, 2020)*** *(Community Development)*

Discussion ensued regarding continuing the Wave project items (Items 9.5-9.8) to the January 12, 2021 meeting.

Commissioner Odman motioned to continue Resolution #2020-125, Resolution #2020-126, Resolution #2020-127, and Resolution #2020-128 until the January 12, 2021 City Commission meeting at 7:00 p.m., with these items being the first items under Public Hearings; seconded by Mayor James. The motion carried on the following 3-2 Roll Call vote:

Commissioner Davis	Yes	Vice-Mayor Salvino	No
Commissioner Lewellen	No	Mayor James	Yes
Commissioner Odman	Yes		

9.6 RESOLUTION #2020-126 *Continued to January 12, 2021*

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST APPLICATION (DR-072-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, INC. ON BEHALF OF DANIA BEACH MARINA CORP. FOR PROPERTY PLATTED UNDER THE BRYAN ROAD WAREHOUSES PLAT LOCATED AT 90 N. BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS SUCH PROPERTY IS 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 October 13, 2020) (Community Development)*

9.7 RESOLUTION #2020-127 *Continued to January 12, 2021*

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG) AND SITE PLAN (SP-024-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF OF NV MARINA HOLDINGS LLC AND RJ MARINA HOLDINGS LLC, FOR PROPERTY GENERALLY LOCATED AT 50 AND 70 S. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from October 13, 2020) (Community Development)*

9.8 RESOLUTION #2020-128 *Continued to January 12, 2021*

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT ENTITLED "WAVES AT DANIA BEACH" (PL-162-19), SUBMITTED BY DENI LAND SURVEYORS, INC., ON BEHALF OF NV MARINA HOLDINGS, LLC, AND RJ MARINA HOLDINGS, LLC, ("APPLICANT") FOR THE PROPERTY LOCATED AT 50 AND 70 S. BRYAN ROAD, DANIA BEACH, FLORIDA; THE LEGAL DESCRIPTION IS CONTAINED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from October 13, 2020) (Community Development)*

Mayor James returned to Item 9.1.

10. Discussion and Possible Action

10.1 Update on redevelopment of the Dania Beach Bar and Grill - Mayor James

Mayor James asked to defer this item until the next meeting.

10.2 Parks Master Plan - Mayor James

Mayor James asked to defer this item until the next meeting.

10.3 Discussion about collaboration between the City of Dania Beach and the Dania Beach CRA - Mayor James

Mayor James noted this item was not necessary after meeting with staff.

10.4 Discussion of website and communications update - Commissioner Davis

Commissioner Davis asked to defer this item until the next meeting.

10.5 Discussion of beach parking and safety - Commissioner Davis

Commissioner Davis asked to defer this item until the next meeting.

10.6 Strategic planning - Commissioner Lewellen

Commissioner Lewellen noted she hoped the Commission could pick dates within the next 35-40 days.

Discussion ensued regarding a date.

City Manager Garcia noted she would provide dates for a Saturday session, which is the preferable day of the week to hold these types of sessions.

10.7 Discussion of dais partition - Commissioner Odman

Commissioner Odman said the top glass on the dais makes it a challenge to see those at the other end and would like to have it removed.

Vice-Mayor Salvino noted he spoke with the City Attorney regarding adopting an ordinance designating the atrium as the Commission Chamber, which would allow for prohibiting the bringing of firearms into City Hall, and with having a metal detector, the glass on the dais could be removed and re-used in Code Compliance.

City Manager Garcia noted it would cost approximately \$38,000 to remove the glass. She can get an estimate for removing only the top glass.

Commissioner Lewellen asked that the mitigated cost to re-use the glass also be provided.

Mayor James said she would favor removing the top glass.

Discussion ensued.

The Commission requested to get the costs for removal and re-installation of the glass before moving forward.

10.8 Status of historic Nyberg Swanson House - City Attorney

City Attorney Ansbro noted he would bring back in January a motion to withdraw the award of the RFQ for Architectural Services for the Nyberg Swanson House (RFQ #18-005) since it is several years old, and then go back out for bid.

Commissioner Lewellen motioned to withdraw the award of RFQ #18-005 Architectural Services for the Historic Nyberg-Swanson House; seconded by Vice-Mayor Salvino. The motion carried unanimously.

10.9 Review and approve City Commission meeting dates for 2021 - City Clerk

City Clerk Schneider addressed the two Commission meeting dates impacted by major holidays.

Commissioner Lewellen motioned to approve the City Commission meeting dates for 2021, as amended, to cancel the November 23, 2021 and December 28, 2021 meetings; seconded by Vice-Mayor Salvino. The motion carried unanimously.

City Clerk Schneider noted the CRA Board meeting dates for 2021 would mirror the dates of the first Commission meeting of every month.

11. Commission Comments

11.1 Commissioner Davis

Commissioner Davis spoke of the Lighthouse Community Church Thanksgiving event. She noted she was seeking the Commission's support to assist residents during the holiday season due to the pandemic with Walmart gift cards for \$125.00, and asked for a consensus.

Mayor James asked where this money would come from.

City Manager Garcia noted money was not found, but if the Commission would want to take it from Commission contingency, we would do so.

Commissioner Odman noted the Commission decided they were not going to give out money in this fashion any longer.

Vice-Mayor Salvino addressed the past history of the Commission with being asked for donations.

Commissioner Davis explained the difficult time the community is experiencing during the pandemic. It is a one-time holiday ask, not a regular occurrence. Residents need to feel we have done as much as we can do for them.

Mayor James asked how Commissioner Davis would determine the 200 residents who would receive the gift cards.

Commissioner Davis noted it would be on a first come, first served basis.

Commissioner Lewellen said she wanted to be consistent. She asked if there was any money we put aside for something that was not used that could be used for the gift cards.

Frank DiPaolo, Director of Finance, said no, and clarified CARES Act money could not be used for this.

Commissioner Lewellen felt perhaps this could be considered at the next meeting, even though it would be after the holidays.

Further discussion ensued.

Mayor James felt we should find business sponsorships.

Commissioner Odman asked if the City Manager could talk with Commissioner Davis about the different relationships and partnerships we have had in the past.

City Manager Garcia noted this is something the Commission should discuss during their strategic master plan session.

Commissioner Lewellen noted she is also hearing from residents about why we are not doing more food distributions. Perhaps there could be a way we could facilitate this as the pandemic is not going away soon.

11.2 Commissioner Lewellen

Commissioner Lewellen wished everyone a happy holiday season.

11.3 Commissioner Odman

Commissioner Odman had no comments.

11.4 Vice-Mayor Salvino

Vice-Mayor Salvino thanked everyone in the community for their support.

11.5 Mayor James

Mayor James asked for a date for the tree workshop.

Discussion ensued.

The Commission agreed to Tuesday, January 5, 2021 at 5:30 p.m.

Mayor James spoke of the Tamara James Foundation Thanksgiving food giveaway and the Youth Advisory Council meeting on December 10th.

Mayor James thanked everyone for coming out regarding the tree ordinance and wished everyone happy holidays.

12. Appointments

12.1 Airport Advisory Board – no appointments

12.2 Creative Arts Council Advisory Board – no appointments

12.3 Education Advisory Board – no appointments

12.4 General Employees Pension Board – no appointments

12.5 Green Advisory Board – no appointments

12.6 Marine Advisory Board – no appointments

12.7 Parks, Recreation and Community Affairs Advisory Board – no appointments

12.8 Planning & Zoning Board

Commissioner Odman appointed: Bill Harris

Commissioner Davis motioned to approve the appointments; seconded by Commissioner Lewellen. The motion carried unanimously.

13. Administrative Reports

13.1 City Manager

City Manager Garcia wished everyone happy holidays, and spoke of the tree and menorah lighting and Kwanza virtual events scheduled this month.

13.2 City Attorney

City Attorney Ansbro wished everyone a happy and safe holiday season.

13.3 City Clerk - Reminders

Tuesday, January 12, 2021 - 5:30 p.m.

CRA Board Meeting

Tuesday, January 12, 2021 - 7:00 p.m.

City Commission Meeting

Tuesday, January 26, 2021 - 7:00 p.m.

City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 12:45 a.m.

ATTEST:

CITY OF DANIA BEACH

THOMAS SCHNEIDER, 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)

ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO AN INTERLOCAL AGREEMENT (“ILA”) WITH BROWARD COUNTY AND THE CITY OF DANIA BEACH RELATING TO COMMUNITY SHUTTLE BUS TO INCREASE THE FUNDING FORTY FIVE DOLLARS (\$45.00) PER HOUR

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

Memo to Commission - First Amendment to ILA BC1, R-2021- BC Community Shuttle Bus
First Amendment to ILA to Increase Funding, Exhibit F - First Amendment



CITY OF DANIA BEACH PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Eric Brown, Parks and Recreation Director Eric Brown Digitally signed by Eric Brown
DN: cn=Eric Brown, o=City of Dania Beach, ou,
email=eric.brown@daniebeach.com, c=US,
serial=2021.01.12.15:00:00

RE: Resolution for First Amendment between Broward County and the City

REQUEST

To approve the resolution to execute a First Amendment to the Interlocal Agreement between the City and Broward County to increase the funding from \$41.33 to \$45.00 per hour.

BACKGROUND

On October 3, 2019, an Interlocal Agreement between Broward County and the City of Dania Beach for Community Shuttle Service was executed.

On January 14, 2020, Resolution #2020-007 was executed authorizing the award of a bid related to invitation to bid ("ITB") #2019-009 for Community Shuttle Service to Limousines of South Florida, Inc. in an amount of forty-five dollars (\$45.00) per hour.

Due to the increase from \$41.33 to \$45.00 per hour rate, a request to execute a First Amendment to such Interlocal Agreement between Broward County and the City of Dania Beach is deemed appropriate.

BUDGETARY IMPACT

The funds were budgeted for FY2021. Funds are available and allocated within the Parks and Recreation, Professional Services Community Bus Account 001-72-01-572-31-60, in the amount of two hundred twenty-two thousand, five hundred dollars (\$222,500.00).

RECOMMENDATION

It is recommended that the City Commission Approve the Resolution to execute the First Amendment to the Interlocal Agreement between the City and Broward County.

RESOLUTION NO. 2021-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO AN INTERLOCAL AGREEMENT (“ILA”) WITH BROWARD COUNTY AND THE CITY OF DANIA BEACH RELATING TO COMMUNITY SHUTTLE BUS TO INCREASE THE FUNDING FORTY FIVE DOLLARS (\$45.00) PER HOUR; 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 ILA Agreement between the City and Broward County, which will increase from Forty One Dollars and Thirty Three Cents (\$41.33) to Forty Five Dollars (\$45.00) per hour; a copy of the First Amendment to ILA 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 January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

FIRST AMENDMENT TO AN INTERLOCAL AGREEMENT

THIS IS A FIRST AMENDMENT TO THE AGREEMENT ("First Amendment") entered into on _____, 2020 between the City of Dania Beach, Florida, a Florida municipality ("City") and Broward County ("the County"), located at 115 South Andrews Ave., Ste. 423, Ft. Lauderdale, FL 33301.

WHEREAS, the City and Broward County entered into an Interlocal Agreement dated October 3, 2019 ("ILA"), that provided an alternative form of public transportation for residents with the jurisdictional limits of the City.

WHEREAS, the City and Broward County desire to enter this First Amendment to increase funding from forty-one dollars and thirty-three cents (\$41.33) to forty-five dollars (\$45.00) to its subcontractor ("Limousines of South Florida, Inc.");

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 Broward County agree as follows:

1. Except as expressly modified herein, all terms and conditions of the Agreement remain in full force and effect. Amendments made to the Agreement by this First Amendment are indicated by use of strikethroughs to indicate deletions and underlining to indicate additions. Terms used herein but not defined herein shall have the meaning ascribed to such terms in the Agreement.
2. Exhibit F is hereby amended as indicated in the attached Exhibit "F".
3. The effective date of this First Amendment shall be the date of complete execution by both Parties. This First Amendment, together with the Agreement, represents the final and complete understanding of the Parties regarding the subject matter of the items addressed herein, and together with the Agreement, 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 First Amendment or the Agreement that is not contained in this written document or the Agreement.
4. This First Amendment may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.
5. Each individual executing this First Amendment on behalf of a party hereto hereby represents and warrants that he or she is, on the date he or she signs this First Amendment, duly authorized by all necessary and appropriate action to execute this First Amendment on behalf of such party and does so with full legal authority.

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:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED FOR FORM AND
CORRECTNESS:

ANA M. GARCIA, ICMA-CM
CITY MANAGER

THOMAS J. ANSBRO
CITY ATTORNEY

Broward County:

Broward County, by and through its County Administrator

WITNESS:

Signature

PRINT Name

Signature

PRINT Name

By: _____
Bertha Henry, County Administrator

PRINT Name

TITLE

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2021, by _____, as _____ of Broward County, on behalf of the County. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
State of Florida

My Commission Expires:

EXHIBIT "F"

City of Dania Beach Operating Funding

Fiscal Year 2020 2021

Community Bus Service - (~~\$41.33/Hour~~ \$45.00/Hour)

East Route

Buses	Service	Span of Service	Frequency	Daily Vehicle Hours	Days	Funding Per Vehicle Hour	Annual Funding
1	Weekday	9:00a-5:30p	60 min	9.00	258	\$41.33 <u>45.00</u>	\$95,968.26 <u>104,490.00</u>
1	Saturdays	9:00a-5:30p	60 min	9.00	52	\$41.33 <u>45.00</u>	\$19,342.44 <u>21,060.00</u>
Route Total							<u>\$115,310.70</u> <u>125,550.00</u>

West Route

Buses	Service	Span of Service	Frequency	Daily Vehicle Hours	Days	Funding Per Vehicle Hour	Annual Funding
1	Weekday	9:00a-5:47p	60 min	9.28	258	\$41.33 <u>45.00</u>	\$98,953.94 <u>107,740.80</u>
1	Saturdays	9:00a-5:47p	60 min	9.28	52	\$41.33 <u>45.00</u>	\$19,944.20 <u>21,715.20</u>
Route Total							<u>\$118,898.14</u> <u>129,456.00</u>

Total Annual Funding ~~\$234,208.84~~ 255,006.00

Increase Annual Cost of Amendment \$20,797.16

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, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION TO PROCEED WITH THE BID PROCESS FOR THE WATER PLANT BUILDING PAINTING PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

C-MEMO--AUTHTOBID- WTP-011221 (002), R-2021- Water Plant Building Painting Project Authorization to Bid



**CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT**

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director

RE: AUTHORIZATION TO BID THE PAINTING OF THE EXTERIOR OF THE WATER PLANT BUILDING

Request

The Public Services Department (PSD) requests the adoption of the attached resolution authorizing the bidding process for the Water Treatment Plant Painting (WTP) Project.

Background

The Water Treatment Plant Building was last painted during its construction in 2011. The building's color has faded significantly and the paint coat no longer provides the required protection from the harsh South Florida elements. The typical re-painting cycle in this environment is seven to eight years, and the WTP is approaching one decade since it was last painted.

The magnitude of this painting project requires an outside contractor. Furthermore, the engineer's cost estimate of \$100,000 exceeds the City's bid threshold, requiring the City Commission's authorization to bid.

Budgetary Impact

The FY 2020-21 Capital Improvement Fund includes \$100,000 for this project. Funds are appropriated in Account No. 401-33-03-533-63-10.

Recommendation

The Public Services Department recommends the City Commission adopt the resolution authorizing PSD to proceed with the WTP Building Painting Project bidding process.

RESOLUTION NO. 2021-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION TO PROCEED WITH THE BID PROCESS FOR THE WATER PLANT BUILDING PAINTING PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach endeavors to maintain its physical assets through routine maintenance for the preservation of those assets; and

WHEREAS, the City's Leadership in Energy and Environmental Design ("LEED") Certified Water Plant Building, constructed in 2011, has not been painted over the past decade and needs exterior painting; and

WHEREAS, the painting of the Water Plant Building was anticipated and included in the fiscal year 2020-21 Capital Improvement Plan;

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

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

Section 2. That the City Commission authorizes staff to proceed with the competitive bidding process for the painting of the exterior of the Water Plant with funds in the amount of One Hundred Thousand Dollars (\$100,000.00) from account number 401-33-03-533-63-10.

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

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

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, 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, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION TO PROCEED WITH THE BID PROCESS FOR THE WATER PLANT ACCELATOR AND MAINTENANCE PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

C-MEMO--AUTHTOBID-WTP-ACCELCLNG-011221, R-2021- Water Plant Accelator and Maintenance Project Authorization to Bid



**CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT**

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director

**RE: RESOLUTION AUTHORIZING THE CITY TO BID THE WORK FOR THE CLEANING
AND MAINTENANCE OF THE LIME SOFTENING PLANTS ACCELATORS**

Request

The Public Services Department (PSD) requests the adoption of the attached resolution authorizing the bidding process for the Water Treatment Plant (WTP) Accelerator Cleaning and Maintenance Project.

Background

The PSD last performed extensive maintenance on the Lime Softening Plant's accelerators in 2013. These are large, moving components that are part of the mixing process involved in the lime slaking step of water treatment. The cleaning cycle generally calls for cleaning and maintenance of the accelerators on a five to six year cycle. These components are therefore due for a thorough maintenance routine. The work will not inhibit the WTP from processing potable water since the accelerators can be taken off-line one at a time.

The project requires a specialized contractor to perform the work, and the engineer's cost estimate exceeds the City's bid threshold, requiring the City Commission's authorization to bid.

Budgetary Impact

Funding for this project is appropriated in the Water Utility Account No. 401-33-533-63-10 in the amount of \$100,000.

Recommendation

The Public Services Department recommends the City Commission adopt the resolution authorizing PSD to proceed with the WTP Accelerator Cleaning Project bidding process.

RESOLUTION NO. 2021-003

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION TO PROCEED WITH THE BID PROCESS FOR THE WATER PLANT ACCELATOR AND MAINTENANCE PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach endeavors to maintain its physical assets by routine maintenance for the preservation and proper working condition of those assets; and

WHEREAS, the City's Water Treatment Plant lime softening process has two accelerators used to process raw water into potable water; and

WHEREAS, the lime softening accelerators were last refurbished in 2013 and now require regular cleaning and maintenance for the proper functioning of the critical lime softening process; and

WHEREAS, the cleaning and maintenance of the lime softening process accelerators was planned and included in the fiscal year 2020-21 Capital Improvement Projects budget;

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

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

Section 2. That the City Commission authorizes staff to proceed with the competitive bidding process for the cleaning and maintenance of the Lime Softening Plant's accelerators with funds appropriated in account number 401-33-03-533-63-10 in the amount of One Hundred Thousand Dollars (\$100,000.00).

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 become effective upon its passage and adoption.

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, 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 CITY MANAGER TO PURCHASE FOUR (4) FORD VEHICLES FOR THE PUBLIC SERVICES AND COMMUNITY DEVELOPMENT DEPARTMENTS, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY EIGHT THOUSAND EIGHTY DOLLARS (\$158,080.00), WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS ASSOCIATION (“FSA”) CONTRACTS 20-VEL28.0 AND 20-VEH18.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

Purchasing Requests ONLY

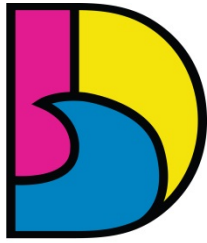
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

C-MEMO-VEHICLEPURCHASES-011221 (002) (002), R-2021- Vehicle Purchases for Public Services and Community Development under Florida Sheriffs Association (FSA) Contracts, FSA CONTRACTS -VEL28.0 AND -VEH18.0 EXHIBIT A .



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director

RE: Approval of purchase of vehicles for the Public Services Department and Community Development using FSA Contracts FSA20-VEL28.0 and FSA20-VEH18.0

Request

The Public Services Department (PSD) is requesting the purchase of four Ford vehicles from awarded vendors utilizing FSA Contracts FSA20-VEL28.0 and FSA20-VEH18.0.

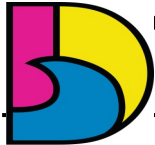
Background

Currently the Streets department relies on a dump truck for asphalt repair that is over twenty years old and becoming increasingly unreliable. The truck requires replacement. The Ford Transit van will be purchased and equipped to accommodate the new facilities supervisor position in PSD. The Ford Explorer SUV will be purchased for use by the Deputy Public Services Director who currently uses a surplus vehicle from another department. The Ford F150 XLT Super Crew Cab 4x4 SUV will be used by Community Development administration for field work. All purchases were approved for the current FY2020-21 budget.

Budgetary Impact

The total cost of the four purchases is \$158,080.00 and will be funded by approved FY2020-21 budget appropriations, as summarized below:

Position/Department	Vehicle Type	Procurement cost	GL Account
Public Services Assistant Director	Ford Explorer Medium SUV	\$ 29,138.00	401-33-01-533-64-20 402-35-01-535-64-20 403-38-01-538-64-20
Community Development Director & Assistant Director	Ford F150 XLT Super Crew Cab 4X4 SUV	\$ 32,262.00	001-15-01-515-64-20 107-15-02-524-64-20 404-45-02-545-64-20
Facilities Foreman	Ford Transit van	\$39,339.00	001-39-02-539-64-20
Streets	Ford F450 Dump	\$57,341.00	001-39-06-541-64-20
	Grand Total	\$158,080.00	



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Recommendation

Public Services recommend that the City Commission approve the resolution for the purchase of four vehicles by utilizing awarded vendors and the pricing under the FSA Contracts FSA20-VEL28.0 and FSA 20-VEH18.0 for a total cost of \$158,080.

RESOLUTION NO. 2021-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE FOUR (4) FORD VEHICLES FOR THE PUBLIC SERVICES AND COMMUNITY DEVELOPMENT DEPARTMENTS, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY EIGHT THOUSAND EIGHTY DOLLARS (\$158,080.00), WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS ASSOCIATION ("FSA") CONTRACTS 20-VEL28.0 AND 20-VEH18.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the fiscal year 2020-21 approved budget includes funding for the purchase of four (4) vehicles; and

WHEREAS, the Director of the Public Services Department has determined that vehicles needed by the City can be purchased at the least cost to the City from awarded vendors utilizing the pricing under the FSA Contracts 20-VEL28.0 AND 20-VEH18.0, attached as Exhibit "A," copies of which are made a part of and are incorporated into this Resolution by this reference.

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

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

Section 2. That the City Manager is authorized to purchase four (4) Ford vehicles for the Community Development Department and the Public Services Department by utilizing the pricing under the Florida Sheriffs Association (FSA) Contracts 20-VEL28.0 AND 20-VEH18.0 valid through September 30, 2022.

Section 3. That funding for this purchase is available and appropriated in the FY 2020-2021 budget from the following sources:

Position/Department	Vehicle Type	Procurement cost	GL Account
Public Services Assistant Director	Ford Explorer Medium SUV	\$29,138.00	401-33-01-533-64-20 402-35-01-535-64-20 403-38-01-538-64-20
Community Development Director & Assistant Director	Ford F150 XLT Super Crew Cab 4X4 SUV	\$32,262.00	001-15-01-515-64-20 107-15-02-524-64-20 404-45-02-545-64-20
Facilities Foreman	Ford Transit van	\$39,339.00	001-39-02-539-64-20
Streets	Ford F450 Dump	\$57,341.00	001-39-06-541-64-20
	Grand Total	\$158,080.00	

Section 4. That the City Manager is authorized to purchase the vehicles via the FSA contracts as stipulated above, and the City Commission authorizes the proper City officials to execute such documents as are necessary for the purchase of such vehicles.

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

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

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Group: CAB AND CHASSIS TRUCKS: 15,000 LB GVWR Cab & Chassis (DRW) 4X2

Item: 20, Ford, F-450 Regular Cab, F4G

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Palmetto Ford Truck Sales, Inc.	\$34,598.00	Build	Options
	Alternate	Duval Ford LLC	\$34,753.00	Build	Options
	Alternate	BOZARD FORD	\$36,210.00	Build	Options
Northern	Primary	Palmetto Ford Truck Sales, Inc.	\$34,398.00	Build	Options
	Alternate	Duval Ford LLC	\$34,753.00	Build	Options
	Alternate	BOZARD FORD	\$36,210.00	Build	Options
Central	Primary	Palmetto Ford Truck Sales, Inc.	\$34,298.00	Build	Options
	Alternate	Duval Ford LLC	\$34,753.00	Build	Options
	Alternate	BOZARD FORD	\$36,210.00	Build	Options
Southern	Primary	Palmetto Ford Truck Sales, Inc.	\$34,298.00	Build	Options
	Alternate	Duval Ford LLC	\$34,753.00	Build	Options
	Alternate	BOZARD FORD	\$36,210.00	Build	Options

Group: Cargo & Passenger Vans Medium/High Roof

Item: 33, Ford, Transit T-250 Medium Roof Cargo Van RWD, R1C

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	\$27,247.00	Build	Options
	Alternate	Duval Ford LLC	\$27,285.00	Build	Options
	Alternate	Alan Jay Ford Lincoln Mercury, Inc.	\$27,585.00	Build	Options
Northern	Primary	BOZARD FORD	\$27,247.00	Build	Options
	Alternate	Duval Ford LLC	\$27,285.00	Build	Options
	Alternate	Alan Jay Ford Lincoln Mercury, Inc.	\$27,385.00	Build	Options
Central	Primary	Duval Ford LLC	\$27,285.00	Build	Options
	Alternate	Alan Jay Ford Lincoln Mercury, Inc.	\$27,385.00	Build	Options
	Alternate	BOZARD FORD	\$27,397.00	Build	Options
Southern	Primary	Alan Jay Ford Lincoln Mercury, Inc.	\$27,485.00	Build	Options
	Alternate	BOZARD FORD	\$27,497.00	Build	Options
	Alternate	Duval Ford LLC	\$27,748.00	Build	Options



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Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	28646-1
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-991-4693	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
11/17/2020

QUICK QUOTE SHEET

REVISED QUOTE DATE
11/17/2020

REQUESTING AGENCY	DANIA BEACH, CITY OF		
CONTACT PERSON	THOMAS GOODMAN	EMAIL	Tgoodman@daniabeachfl.gov
PHONE	757-375-7801	MOBILE	FAX

FLORIDA SHERIFF'S ASSOCIATION BID #'s FSA20-VEL28.0

www.flsheriffs.org

MODEL	R1C	SPECIFICATION #	33
	2021 FORD TRANSIT T-250 CARGO VAN MEDIUM ROOF 130"WB WITH 9070 GVWR - RWD -	PAGE #	N/A
CUSTOMER ID		BASE DISTRICT PRICE	\$27,485.00

BED LENGTH 148"WB

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS

DESCRIPTION

R1C 148	Transit 250 Cargo Van Medium Roof 148 WB.long RWD	\$1,995.00
YZ VK	Exterior color Oxford White with Dark Palazzo, Vinyl Front Bucket Seats .	\$0.00
998 44U	3.5L PFDI V6 WITH 10-SPEED TRANSMISSION.	\$0.00
PW PL	PWR WINDOWS AND LOCKS (INCL)	\$0.00
BUC	FACTORY BACK UP CAMERA(STD).	\$0.00
NO GLASS	NO CARGO DOOR GLASS IN BACK OR SIDE OF VAN.	\$0.00
86F	2 ADD'L KEYS with FOBS	\$74.00
16E	FRONT AND REAR VINYL FLOOR COVERING	\$244.00
BT	BLUE TOOTH (STD)	\$0.00
68H	Running Boards -inc: Covers the B-C pillar passenger-side	\$309.00
60C	Cruise Control	\$324.00
53B	Heavy-Duty Trailer Tow Package	\$484.00
67D	Trailer Brake Controller (TBC)	\$404.00

FACTORY OPTIONS

\$3,834.00

CONTRACT OPTIONS

DESCRIPTION

WSTP	Windshield strip	\$40.00
DT2 VAN	Deep tint film installed on front two door glass only.	\$185.00
FS 4CNR-2GL+2TL	Federal Signal (4) corner LED with with (2) dual color micropulse mounted in grille and (2) corner LED's mounted in rear tail lamps.	\$795.00
AWV 4319TM148	Adrian Steel Electrical/Gas Shelving Package for Full Size Transit Cargo Medium Roof 148" Wheel Base furnished and installed by Advanced Work Vans of Florida.	\$5,960.00
806-1210-VAN	XANTREX 1000W pure sine inverter mounted to rear partition, in cargo area, accessible at side load door with ignition sourced remote / user control mounted on dash mounted on dash. (Alternate mounting location may be required due to clearance.) Includes freight and installation, appropriate gauge wire for distance from battery, heat shrink connectors and wire loom.	\$725.00
NEW-TAG	New CITY tag Includes temp tag & two way overnight shipping for signature.	\$315.00

CONTRACT OPTIONS

\$8,020.00



FLORIDA SHERIFF'S ASSOCIATION BID #'s FSA20-VEL28.0

www.flsheriffs.org

TRADE IN

TOTAL COST

\$39,339.00

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~

\$0.00

TOTAL COST LESS TRADE IN(S)

QTY

1

\$39,339.00

Estimated Annual payments for 60 months paid in advance: \$8,810.32

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

VEHICLE QUOTED BY

SCOTT WILSON

FLEET SALES MANAGER

scott.wilson@alanjay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.
I am always happy to be of assistance.



ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD (Complete)



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD MSRP:\$38,395.00

Interior:Dark Palazzo Gray, Vinyl Front Bucket Seats

Exterior 1:Oxford White

Exterior 2:No color has been selected.

Engine: 3.5L PFDi V6 Flex-Fuel

Transmission: 10-Spd Automatic w/OD & SelectShift

OPTIONS

CODE	MODEL	MSRP
R1C	[Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD	\$38,395.00
OPTIONS		
101A	Order Code 101A	\$0.00
16E	Front & Rear Vinyl Floor Covering	\$245.00
21G	Dark Palazzo Gray Vinyl Bucket Seats	\$0.00
44U	Transmission: 10-Spd Automatic w/OD & SelectShift	\$0.00
53B	Heavy-Duty Trailer Tow Package	\$485.00
53D	Tow/Haul Mode w/Trailer Wiring Provisions Inc.	
60C	Cruise Control w/Adjustable Spd Limiting Device (ASLD)	\$325.00
67D	Trailer Brake Controller (TBC)	\$405.00
67E	Large Center Console	\$0.00
68H	Running Boards	\$310.00
86F	2 Additional Keys (4 Total)	\$75.00
998	Engine: 3.5L PFDi V6 Flex-Fuel	\$0.00

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 12364. Data Updated: Nov 15, 2020 11:45:00 PM PST.



ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD (Complete)

VK	Dark Palazzo Gray, Vinyl Front Bucket Seats	\$0.00
X73	3.73 Axle Ratio	\$0.00
YZ	Oxford White	\$0.00

SUBTOTAL	\$40,240.00
Adjustments Total	\$0.00
Destination Charge	\$1,695.00
TOTAL PRICE	\$41,935.00

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A



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Vehicle: [Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD (Complete)

Standard Equipment

Mechanical

Engine: 3.5L PFDi V6 Flex-Fuel -inc: port injection (STD)
Transmission: 10-Spd Automatic w/OD & SelectShift -inc: auxiliary transmission oil cooler (STD)
3.73 Axle Ratio (STD)
50-State Emissions System
Rear-Wheel Drive
70-Amp/Hr Maintenance-Free Battery w/Run Down Protection
250 Amp Alternator
3780# Maximum Payload
GVWR: 9,070 lbs
Front Anti-Roll Bar
Electric Power-Assist Steering
25.1 Gal. Fuel Tank
Single Stainless Steel Exhaust
Strut Front Suspension w/Coil Springs
Leaf Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake

Exterior

Wheels: 16" Silver Steel w/Black Hubcap
Tires: 235/65R16C 121/119 R AS BSW
Steel Spare Wheel
Full-Size Spare Tire Stored Underbody w/Crankdown
Clearcoat Paint
Black Front Bumper
Black Rear Bumper w/1 Tow Hook
Black Bodyside Cladding and Black Wheel Well Trim
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles

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ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD (Complete)

Exterior

Black Side Mirrors w/Convex Spotter and Manual Folding

Short-Arm Manual-Folding Power Adjust Mirrors

Light Tinted Glass

Variable Intermittent Wipers

Fully Galvanized Steel Panels

Black Grille

Front License Plate Bracket

Sliding Rear Passenger Side Door

Split Swing-Out Rear Cargo Access

Tailgate/Rear Door Lock Included w/Power Door Locks

Ford Co-Pilot360 - Autolamp Fully Automatic Aero-Composite Halogen Auto High-Beam Headlamps w/Delay-Off

Laminated Glass

Entertainment

Radio w/Seek-Scan, Clock, Aux Audio Input Jack, Steering Wheel Controls and External Memory Control

Radio: AM/FM Stereo -inc: 4.0" multi-function display, Bluetooth, dual USB ports and 4 speakers (front)

Streaming Audio

Fixed Antenna

Bluetooth Wireless Phone Connectivity

1 LCD Monitor In The Front

Interior

Dark Palazzo Gray Vinyl Bucket Seats -inc: 2-way manual driver seat, 2-way manual passenger seat and driver armrest (STD)

Driver Seat

Passenger Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer and Trip Odometer

FordPass Connect 4G Mobile Hotspot Internet Access

Front Cupholder

Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button



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ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD (Complete)

Interior

Manual Air Conditioning

Locking Glove Box

Driver Foot Rest

Interior Trim -inc: Metal-Look Instrument Panel Insert

Front Cloth Headliner

Urethane Gear Shifter Material

Vinyl Front Bucket Seats

Partial Floor Console w/Storage and 2 12V DC Power Outlets

Front Map Lights

Fade-To-Off Interior Lighting

Front Only Vinyl/Rubber Floor Covering

Cargo Space Lights

Instrument Panel Bin, Driver And Passenger Door Bins

Power 1st Row Windows w/Driver 1-Touch Down

Power Door Locks w/Autolock Feature

Analog Display

Manual Adjustable Front Head Restraints

Securilock Anti-Theft Ignition (pats) Engine Immobilizer

2 12V DC Power Outlets

Safety-Mechanical

Ford Co-Pilot360 w/Side Wind Stabilization Electronic Stability Control (ESC) And Roll Stability Control (RSC)

ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Emergency Sos

Ford Co-Pilot360 - Pre-Collision Assist with Automatic Emergency Braking (AEB)

Ford Co-Pilot360 - Lane-Keeping System Lane Departure Warning



At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 12364. Data Updated: Nov 15, 2020 11:45:00 PM PST.



ALAN JAY FLEET

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Vehicle: [Fleet] 2021 Ford Transit Cargo Van (R1C) T-250 148" Med Rf 9070 GVWR RWD ( Complete)

Safety-Interior

Low Tire Pressure Warning

Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch

Safety Canopy System Curtain 1st Row Airbags

Airbag Occupancy Sensor

Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and Pretensioners

Back-Up Camera

WARRANTY

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Corrosion Years: 5

Corrosion Miles/km: Unlimited

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000



At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 12364. Data Updated: Nov 15, 2020 11:45:00 PM PST.

CITY OF DANIA BEACH

Prepared for:		Contract Holder		DATE:	
CITY OF DANIA BEACH THOMAS GOODMAN 757-375-7801 tgoodman@daniabeachfl.gov		DUVAL FLEET Bambi Darr (Work) 904-381-6596 (Cell) 910-622-6544 (Fax) 904-387-6816 bambi.darr@duvalfleet.com 5203 Waterside Dr. Jax, FL 32210		11/12/20	
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL					
		We appreciate your interest and the opportunity to quote. Pricing per FLORIDA SHERIFFS ASSOCIATION LIGHT VEHICLE CONTRACT FSA20-VEL28.0 Heavy Equipment and Trucks FSA20-VEH 18.0. If you have any questions regarding this quote please call! Note, Vehicle will be ordered white exterior unless specified on purchase order. Shipping and Invoicing instructions are required on agency purchase order.			
Labor	Code	Equipment		Price	
0	SPEC 338	2021 FORD EXPLORER AWD XL- K8B		\$ 27,183.00	
0	99B	3.3L V6 ENGINE		NC	
0	100A	EQUIPMENT GROUP: XL		NC	
0	INCL	BACKUP CAMERA		NC	
0	INCL	POWER WINDOWS & DOOR LOCKS		NC	
0	IINCL	BLUETOOTH/HANDSFREE		NC	
0	TH1000	1000 WATT INVERTER WITH DASH SWITCH		\$ 642.00	
0	WT 4P	WEATHER TECH LASER CUT FLOOR LINERS- 4PIECE		\$ 240.00	
0	3K PATS	PROGRAMMED KEY WITH PATS TECHNOLOGY- FLEET KEY		\$ 225.00	
0	LED PKG 1	4 CORNER WHELEN LED LIGHTS (2-SURFACE MOUNTED IN GRILLE & 2- IN TAIL LAMPS) AMBER/WHITE		\$ 675.00	
0	TAG.TTO	NEW CITY TAG		\$ 173.00	
0					
0	YZ	EXTERIOR: OXFORD WHITE		NC	
0	7N	INTERIOR: SANDSTONE CLOTH SEATS		NC	
0	INCL	CARPET FLOOR		NC	
	VENDOR COMMENTS	PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.			
UNIT COST				\$ 29,138.00	
TOTAL QUANTITY		1		TOTAL PURCHASE	
				\$ 29,138.00	

CITY OF DANIA BEACH

Prepared for:		Contract Holder		DATE:
CITY OF DANIA BEACH THOMAS GOODMAN 757-375-7801 tgoodman@daniabeachfl.gov		DUVAL FLEET Bambi Darr (Work) 904-381-6596 (Cell) 910-622-6544 (Fax) 904-387-6816 bambi.darr@duvalfleet.com 5203 Waterside Dr. Jax, FL 32210		1/4/21
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL				
We appreciate your interest and the opportunity to quote. Pricing per FLORIDA SHERIFFS ASSOCIATION LIGHT VEHICLE CONTRACT FSA20-VEL28.0 Heavy Equipment and Trucks FSA20-VEH 18.0. If you have any questions regarding this quote please call! Note, Vehicle will be ordered white exterior unless specified on purchase order. Shipping and Invoicing instructions are required on agency purchase order.				
Labor	Code	Equipment	Price	
0	SPEC 209	2021 FORD F-150 XLT SUPER CREW CAB 4X4- (W1E)	\$ 30,650.00	
0	99B	3.3L V6 GAS ENGINE	NC	
0	300A	EQUIPMENT GROUP: XLT	NC	
0	145WB	145" WHEELBASE 5.5' BED (SHORT BED)	NC	
0	INCL	POWER WINDOWS & DOOR LOCKS	NC	
0	INCL	BACKUP CAMERA	NC	
0	INCL	BLUETOOTH/HANDSFREE	NC	
0	18B	RUNNING BOARDS	\$ 249.00	
0	WTECH2	WEATHER TECH LASER CUT FLOOR LINERS- 4 PIECE	\$ 290.00	
0	PKE	PROGRAMMED KEY WITH PATS TECHNOLOGY- FLEET KEY	\$ 225.00	
0	LED PKG 1	4 CORNER WHELEN LED LIGHTS (2-SURFACE MOUNTED IN GRILLE & 2- IN TAIL LAMPS) AMBER/WHITE	\$ 675.00	
0	TAG.TTO	NEW CITY TAG	\$ 173.00	
0				
0	YZ	EXTERIOR: OXFORD WHITE	NC	
0	MS	INTERIOR: GRAY CLOTH SEATS 40/20/40	NC	
0	INCL	CARPET FLOOR	NC	
VENDOR COMMENTS		PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.		
UNIT COST			\$ 32,262.00	
TOTAL QUANTITY		1	TOTAL PURCHASE	
			\$ 32,262.00	

FSA20-VEL28.0, Pursuit, Administrative and Other Vehicles

Group: Utility & Hybrid Utility Vehicles - 4X2

Item: 292, Ford, Expedition XL 4X2, U1F/100A

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	Duval Ford LLC	\$36,368.00	Build	Options
	Alternate	BOZARD FORD	\$36,388.00	Build	Options
	Alternate	ASBURY FORD JAX	\$36,400.00	Build	Options
Northern	Primary	ASBURY FORD JAX	\$36,188.00	Build	Options
	Alternate	Duval Ford LLC	\$36,368.00	Build	Options
	Alternate	BOZARD FORD	\$36,388.00	Build	Options
Central	Primary	ASBURY FORD JAX	\$36,188.00	Build	Options
	Alternate	Duval Ford LLC	\$36,368.00	Build	Options
	Alternate	BOZARD FORD	\$36,388.00	Build	Options
Southern	Primary	Duval Ford LLC	\$36,368.00	Build	Options
	Alternate	BOZARD FORD	\$36,490.00	Build	Options
	Alternate	ASBURY FORD JAX	\$36,599.00	Build	Options

FSA20-VEL28.0, Pursuit, Administrative and Other Vehicles

Group: Utility & Hybrid Utility Vehicles - 4X4 and AWD

Item: 338, Ford, Explorer XL AWD, K8B

Zone	Rank	Vendor	Price	Build File	Options File
Western	Primary	BOZARD FORD	\$26,992.00	Build	Options
	Alternate	Duval Ford LLC	\$27,085.00	Build	Options
	Alternate	ASBURY FORD JAX	\$27,100.00	Build	Options
Northern	Primary	BOZARD FORD	\$26,992.00	Build	Options
	Alternate	ASBURY FORD JAX	\$27,000.00	Build	Options
	Alternate	Duval Ford LLC	\$27,085.00	Build	Options
Central	Primary	ASBURY FORD JAX	\$26,950.00	Build	Options
	Alternate	Duval Ford LLC	\$27,085.00	Build	Options
	Alternate	BOZARD FORD	\$27,174.00	Build	Options
Southern	Primary	Duval Ford LLC	\$27,183.00	Build	Options
	Alternate	BOZARD FORD	\$27,334.00	Build	Options
	Alternate	ASBURY FORD JAX	\$27,500.00	Build	Options

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING A LEASE AGREEMENT TO BE EXECUTED BETWEEN THE CITY OF DANIA BEACH, FLORIDA (CITY) AND CROWN CASTLE TOWERS 06-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LESSEE") TO INSTALL A TELECOMMUNICATIONS TOWER ON 3,600 SQUARE FEET OF THE PROPERTY KNOWN AS BOISEY WAITERS, AS FURTHER DESCRIBED IN ATTACHED EXHIBIT A

Purchasing Requests ONLY

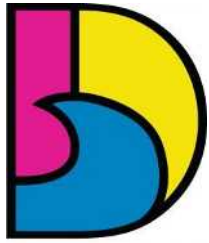
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Memo - Crown Castle Telecom Tower, R-2021- Boisey Waiters Telecommunications Tower Lease Agreement with Crown Castle Towers 06-2 LLC



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Frank DiPaolo, Finance Director

SUBJECT: Approval of a resolution authorizing an Option and Ground Lease Agreement to be executed between the City of Dania Beach and Crown Castle Towers 06-2 LLC to install a telecommunications tower on the Boisey Waiters property

REQUEST

The Finance Department is requesting approval of a resolution authorizing an Option and Ground Lease Agreement to be executed between the City of Dania Beach and Crown Castle Towers 06-2 LLC to install a telecommunications tower on the Boisey Waiters property.

BACKGROUND

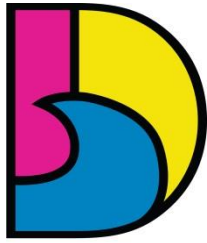
Crown Castle currently has a lattice tower located on Dania Pointe property. Due to the continued development of Dania Pointe, the tower must be relocated. In order to maintain the same level of service, Crown Castle wishes to relocate within several hundred feet of its current location. Representatives of the company contacted the City in 2020 requesting to place a tower on the Boisey Waiters property, located just east of Bryan Road on the south side of Stirling Road.

On August 25, 2020, staff presented the concept to the City Commission and received approval to negotiate an agreement with Crown Castle. Negotiations produced the following lease terms:

- The lease includes 3,600 square feet of ground space at a mutually agreed upon location on the property
- Initial term is 10 years, with four additional 5-year renewal terms
- Lessee will pay the City a \$2,000 "option fee" within 60 days of the execution of a lease agreement
- Lessee will pay the City a \$10,000 signing bonus upon execution of the lease option
- Base annual rent is \$30,000 per year with a 2.5% automatic annual increase
- For each tower sublease, Lessee will pay the City a \$5,000 bonus plus 20% annual revenue sharing
- Tower will have a stealth design, and City will have final approval on all design considerations
- Lessee will pay all real estate taxes attributable to the tower and improvements

ATTACHMENTS

Resolution
Option and Ground Lease Agreement



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH

MEMORANDUM

BUDGETARY IMPACT

The City will receive \$2,000 upon execution of the agreement and \$10,000 upon execution of the lease option. The City will receive base rent of \$30,000 in year one, escalated by 2.5% each year. The City will also receive bonuses and annual lease payments for future subleases. The City will not pay any property taxes levied as a result of the lease and improvements. The City will not bear any cost for improvements to the property for ingress/egress permitted by the lease agreement.

RECOMMENDATION

Approve the resolution authorizing an Option and Ground Lease Agreement to be executed between the City of Dania Beach and Crown Castle Towers 06-2 LLC to install a telecommunications tower on the Boisey Waiters property.

RESOLUTION NO. 2021-005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A LEASE AGREEMENT TO BE EXECUTED BETWEEN THE CITY OF DANIA BEACH, FLORIDA (CITY) AND CROWN CASTLE TOWERS 06-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LESSEE") TO INSTALL A TELECOMMUNICATIONS TOWER ON 3,600 SQUARE FEET OF THE PROPERTY KNOWN AS BOISEY WAITERS, AS FURTHER DESCRIBED IN ATTACHED EXHIBIT A; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Crown Castle Towers 06-2 LLC, a Delaware limited liability company ("Lessee"), currently has a lattice tower located on Dania Pointe property, and it needs to be relocated within several hundred feet of its current location; and

WHEREAS, the City of Dania Beach is the owner of that parcel of land known as Boisey Waiters, and being further described in attached Exhibit "A," which is located across the street and south of Dania Pointe; and

WHEREAS, Lessee) desires to lease 3,600 square feet of the City's property to install a telecommunications tower; and

WHEREAS, the Lessee proposes a lease to the City for a ten year period, with four automatic additional terms of five (5) years each (each a "Renewal Term"); and

WHEREAS, Lessee proposes to pay the City a Two-Thousand Dollars (\$2,000.00) "Option Fee" within sixty (60) days of Lessee's execution of a lease Agreement, a copy of which agreement is attached to this Resolution as Exhibit B, which fee would be payment to the City for a twelve (12) month option period to lease the Leased Premises, on the terms and conditions set forth in the attached Agreement; and

WHEREAS, Lessee will pay the City Thirty Thousand Dollars (\$30,000.00) per year, to be paid in equal monthly installments of Two Thousand Five Hundred Dollars (\$2,500.00) ("Rent"). After the first year of the Lease Term and every year thereafter (the "Adjustment Date"), the Rent shall increase by an amount equal to two-and-one half percent (2.5%) of the monthly rent in effect for the month immediately preceding the Adjustment Date; and

WHEREAS, Lessee is also granted (i) an easement over such portion of the City's Property as is reasonably necessary to obtain or comply with any approvals, including any landscaping requirements; (ii) a twenty foot (20') wide portion of land for access, ingress, egress

and for construction purposes including staging and storing of equipment, vehicles, cranes and materials seven (7) days per week, twenty-four (24) hours per day, for pedestrians and all types of motor vehicles, to extend from the nearest public right-of-way to the Leased Premises (which easement traverses two City parcels identified by the Broward County Property Appraiser as tax folio numbers 5142 04 00 0080 and 5142 04 00 0090); and (iii) a ten foot (10') wide utility easement (the "Utility Easement") for the installation, repair, replacement and maintenance of utility wires, poles, fiber, cables, conduits and pipes; and

WHEREAS, the City desires to enter into the Lease Agreement;

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

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

Section 2. That the City Commission authorizes the execution of the attached Lease Agreement.

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

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

PASSED and ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A TO CROWN CASTLE LEASE RESOLUTION

Property Address

1399 Stirling Road
Dania Beach FL 33020

Legal Description

4-51-42 W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS PT DESC IN OR 1158/254 LESS PT TO C & SFFCD & LESS PT DESC IN OR 2465/277 & LESS RD

Folio #:[514204000080](#)



Property Address

1399 Stirling Road
Dania Beach FL 33004

Legal Description

4-51-42 THAT PT OF N 340 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LYING E OF THE FOL DESC LINE, COMM AT NE COR OF SEC 4, W ALG N/L 1013.0 TO POB, SLY 20 TO P/C, SWLY ARC DIST OF 179.07 TO P/T, SWLY 126, CONT SWLY ALG E R/W/L OF C-10 CANAL TO INTERSEC WITH S/L OF NW1/4 OF NE1/4 OF NE1/4, AND END OF SAID LINE, LESS N 120 THEREOF

Folio #:[514204000090](#)



OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT (the “Agreement”) is made effective this _____ day of _____, 2020 (“Effective Date”), by and between the CITY OF DANIA BEACH, f/k/a CITY OF DANIA, f/k/a TOWN OF DANIA, a municipal corporation (“Lessor”) and CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company (“Lessee”).

- **Lessor’s Property.** Lessor’s Property shall refer to the parcel of land located in the City of Dania Beach, County of Broward, State of Florida, as shown on the Tax Map of said County as Tax Parcel Number 5142 04 00 0080, being further described on **Exhibit “A”**.
- **Leased Premises.** Leased Premises shall refer to that portion of Lessor’s Property consisting of a parcel of approximately 3,600 square feet as described in the sketch attached hereto as **Exhibit “B”**. The boundaries of the Leased Premises may be subject to modification as set forth in Section 7.
- **Grant of Option to Lease.** In consideration of Two-Thousand Dollars (\$2,000.00) (“Option Fee”) to be paid by Lessee to Lessor within sixty (60) days of Lessee’s execution of this Agreement, Lessor hereby grants to Lessee the Option, for a period of twelve (12) months, commencing on the Effective Date (“Option Period”), to lease the Leased Premises, on the terms and conditions set forth in this Agreement.
- **Due Diligence Investigation.**
 - **Inspection Rights.** During the Option Period and the Lease Term, Lessee shall have the right to analyze the suitability of the Leased Premises for its intended use. Lessee and its employees, agents, contractors, engineers, and surveyors shall have the right to enter upon Lessor’s Property to inspect, conduct, perform and examine soil borings, drainage testing, material sampling, surveys and other geological or engineering tests or studies of Lessor’s Property, to apply for and obtain all licenses and permits required for Lessee’s use of the Leased Premises from all applicable governmental or regulatory entities, and to do those things on Lessor’s Property that, in the sole opinion of Lessee, are necessary to determine the physical condition of Lessor’s Property, the environmental history of Lessor’s Property, Lessor’s title to Lessor’s Property and the feasibility or suitability of the Leased Premises for Lessee’s use as defined in this Agreement, all at Lessee’s expense (the “Due Diligence”). Activities conducted in connection with Lessee’s Due Diligence shall not be deemed to constitute exercise of the Option or commencement of construction of the Improvements, as defined in Section 12. Upon completion of Lessee’s Due Diligence activities, Lessee shall promptly restore Lessor’s Property to its prior condition, reasonable wear and tear excepted.
 - **Temporary Access Road and Easement for Due Diligence.** To facilitate Lessee’s Due Diligence, Lessor hereby grants Lessee and its employees, agents, contractors, engineers and surveyors the right, and an easement to construct and use a temporary pedestrian and vehicular access roadway from a public road,

across Lessor's Property, to the Leased Premises. The location of said temporary pedestrian and vehicular access roadway on Lessor's Property is shown on **Exhibit "B"**. Such construction shall not be deemed to constitute exercise of the Option or commencement of construction of the Improvements, as defined in Section 12, herein.

- **Extension, Termination and Exercise of Option.**

- **Right to Extend Option Period.** If the Option is not exercised or terminated by Lessee during the Option Period, the Option shall be automatically extended for one (1) additional one (1) year period (the "Option Renewal Period") unless the Option is exercised or terminated by Lessee in accordance with the terms of this Agreement. Lessee shall pay Lessor the amount of Three Thousand Dollars (\$3,000.00) ("Option Extension Fee") within sixty (60) days of the commencement of the Option Renewal Period.
- **Right to Terminate Option.** Lessee shall have the right to terminate this Agreement at any time prior to the expiration of the Option Period or any Option Renewal Period, by sending written notice of termination to Lessor.
- **Expiration of Option Period.** If, upon expiration of the Option Period or any Option Renewal Period, Lessee has not exercised the Option, this Agreement shall terminate. Upon such termination, neither party shall have any further rights or duties hereunder. Lessor shall retain the Option Fee and any Option Extension Fee previously paid.
- **Exercise of Option.** Prior to expiration of the Option Period or any Option Renewal Period, Lessee may exercise the Option by either (i) providing written notice to Lessor of such exercise or (ii) commencing construction of the Improvements. Upon the first day of the month following such exercise ("Commencement Date"), the Lease Term, as defined in Section 9 herein, shall commence and the Easements, as defined in Section 8, shall become effective.

- **Lessor's Cooperation.** During the Option Period, any Option Renewal Period, and the Lease Term, Lessor shall: (i) cooperate with Lessee in its efforts to perform its Due Diligence and to obtain all of the certificates, permits, licenses and other approvals that Lessee, in its sole discretion, deems necessary for its intended use of the Leased Premises ("Approvals"), including all appeals; and (ii) take no action that would adversely affect the Leased Premises. Lessor acknowledges that Lessee's ability to use the Leased Premises is contingent upon Lessee obtaining and maintaining the Approvals. Additionally, Lessor grants to Lessee and its employees, representatives, agents, and consultants a limited power of attorney to prepare, execute, submit, file and present on behalf of Lessor building, permitting, zoning or land-use applications with the appropriate local, state and/or federal agencies necessary to obtain land use changes, special exceptions, zoning variances, conditional use permits, special use permits, administrative permits, construction permits, operation permits and/or building permits. Lessor understands that any such application and/or the satisfaction of any requirements thereof may require Lessor's cooperation, which Lessor hereby agrees to provide. Lessor shall not do or permit anything that will interfere with or negate any Approvals pertaining to the Improvements

or Leased Premises or cause them to be in nonconformance with applicable local, state or federal laws. Lessor agrees to execute such documents as may be necessary to obtain and thereafter maintain the Approvals, and agrees to be named as the applicant for said Approvals.

- **Leased Premises; Survey.** Following exercise of the Option, Lessee shall provide Lessor with a copy of a boundary survey, which shall depict and identify the boundaries of the Leased Premises and the Easements, and replace and supersede the sketch attached hereto as **Exhibit “B”** (the “Survey”). The Survey shall be deemed to be incorporated into this Agreement as **Exhibit “C”** even if not physically affixed hereto. The description of the Leased Premises set forth in **Exhibit “C”** shall control in the event of discrepancies between **Exhibit “B”** and **Exhibit “C”**. The Survey will be obtained within sixty (60) days of Lessee’s exercise of the Option.

- **Easements.** Effective on the Commencement Date, Lessor grants the following easements and rights-of-way over, under and upon Lessor’s Property to Lessee, Lessee’s employees, agents, contractors, sublessees, licensees and their employees, agents and contractors: (i) an easement over such portion of Lessor’s Property as is reasonably necessary to obtain or comply with any Approvals, including any landscaping requirements therein; (ii) a twenty foot (20’) wide easement in the location shown in **Exhibit “B”**, as may be amended by **Exhibit “C”**, for access, ingress, egress and for construction purposes including staging and storing of equipment, vehicles, cranes and materials seven (7) days per week, twenty-four (24) hours per day, for pedestrians and all types of motor vehicles, to extend from the nearest public right-of-way to the Leased Premises; and (iii) a ten foot (10’) wide utility easement (the “Utility Easement”) in the location shown in **Exhibit “B”**, as may be amended by **Exhibit “C”**, for the installation, repair, replacement and maintenance of utility wires, poles, fiber, cables, conduits and pipes; provided that in the event that any public utility is unable or unwilling to use the Utility Easement in the location shown in **Exhibit “B”**, as may be amended by **Exhibit “C”**, at the sole option of Lessee Lessor shall grant an alternate easement either to Lessee or directly to the public utility at no cost and in a location acceptable to Lessee and the public utility; as shown in **Exhibit “B”**, as may be amended by **Exhibit “C”** (collectively, the “Easements”). TO HAVE AND TO HOLD the Easements for the purposes provided during the Lease Term and thereafter within the allowable period(s) set forth in Section 31 of this Agreement, for Lessee to remove its Improvements. At no time shall Lessee leave any type of motor vehicle overnight within the Easements, except as may be necessary during the initial construction of the Improvements, without Lessor’s written consent.

- **Lease Term.** Effective upon the Commencement Date, Lessor leases the Leased Premises to Lessee for a period of ten (10) years (“Initial Term”). This Agreement shall automatically be extended for four (4) additional terms of five (5) years each (each a “Renewal Term”) (the Initial Term and Renewal Terms are together the “Lease Term”), unless this Agreement is terminated pursuant to the provisions set forth herein.

- **Lessee’s Right to Terminate; Effect of Termination by Lessee.** Lessee shall have the right, following its exercise of the Option, to terminate this Agreement, at any time, without cause, by providing Lessor with one hundred eighty (180) days’ prior written notice. Upon such termination, this Agreement shall become null and void and neither party shall have any further

rights or duties hereunder, except that any monies owed by either party to the other up to the date of termination shall be paid within thirty (30) days of the termination date.

- **Rent.** Beginning on the Commencement Date, Lessee shall pay Lessor Thirty Thousand Dollars (\$30,000.00) per year, to be paid in equal monthly installments of Two Thousand Five Hundred Dollars (\$2,500.00) (“Rent”). The first payment of Rent shall be due and payable on the first day of the first full month following the Commencement Date. After the first year of the Lease Term and every year on the anniversary of the Commencement Date thereafter (the “Adjustment Date”), the Rent shall increase by an amount equal to two and one half percent (2.5%) of the monthly rent in effect for the month immediately preceding the Adjustment Date.

- **Use of Property.** The Leased Premises and the Easements shall be used for the purpose of (i) constructing, maintaining, and operating communications facilities, including without limitation, tower structures, antenna support structures, fencing, cabinets, meter boards, buildings, antennas, radios, cables, fiber, data storage systems and related communications equipment (“Improvements”) and, (ii) any uses incidental thereto, including without limitation, use of back-up power systems, and installation of equipment to accommodate new technologies or future innovations for receiving, storing and transmitting signals for Lessee’s use and the use of its sublessees, licensees customers, or invitees (collectively the “Permitted Use”). Lessee may place a security fence, around the perimeter of the Leased Premises. All Improvements shall be constructed at Lessee’s sole expense. Lessee will maintain the Leased Premises in a safe condition. It is the intent of the parties that Lessee’s Improvements shall not constitute a fixture.

- **Hazardous Materials.**

- **Obligation and Indemnity.** Neither party shall (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Materials on or from the Leased Premises or the Lessor’s Property in any manner prohibited by law. Lessee shall indemnify and hold harmless Lessor from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys’ fees, and consultants’ and experts’ fees) from the release of any Hazardous Materials on the Leased Premises if caused by Lessee or persons acting under Lessee, and Lessor shall indemnify and hold harmless Lessee from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys’ fees, and consultants’ and experts’ fees) from the release of any Hazardous Materials on Lessor’s Property if caused by Lessor or persons acting under Lessor.
- For purposes of this Agreement, the term “Hazardous Materials” means any substance which is (i) designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof and all petroleum products, (iii) PCBs, (iv) lead, (v) asbestos, (vi) flammable explosives, (vii) infectious materials, or (viii) radioactive materials. “Environmental Laws” means the Comprehensive Environmental Response, Compensation, and Liability

Act of 1980, 42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 5101, et seq., and the Clean Water Act, 33 U.S.C. Sections 1251 et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Materials.

- **Insurance.**

- At all times during the performance of its Due Diligence Investigation and during the Lease Term, Lessee, at its sole expense, shall keep in force insurance which may be required by any federal, state or local statute or ordinance of any governmental body having jurisdiction in connection with the operation of Lessee's business upon the Leased Premises, but in no event shall Lessee carry less than the following minimum coverages and minimum limits:
 - commercial general liability insurance (CGL) with respect to its activities on the Lease Premises, with an occurrence limit of no less than Two Million Dollars (\$2,000,000) and a general aggregate limit of no less than Four Million Dollars (\$4,000,000) written on the most recent edition of Insurance Services Office, Inc. ("ISO") Form CG 00 01 or a substitute form providing substantially equivalent coverage. The limits requirement may be met by a combination of primary and excess liability policies that also apply to other locations; and
 - business automobile liability insurance with a combined single limit of no less than \$1,000,000;
 - workers' compensation insurance as required by law; and
 - employers liability insurance with the following minimum limits: \$1,000,000 each accident for bodily injury by accident, \$1,000,000 each employee for bodily injury by disease, and \$1,000,000 for bodily injury by disease for entire policy.

All policies must be issued by carriers having an A.M. Best's Policy Holder Rating of A minus or better (or in the event that Best's Insurance Guide is no longer published, such subsequent or substitute rating service as shall be selected by Lessor and agreed to by Lessee) and eligible to provide insurance in the State where the Leased Premises is located.

Lessor shall be named additional insured under the commercial general liability and automobile liability policies and upon request, Lessee shall provide Lessor with a copy of the certificate of insurance evidencing such insurance coverage. Lessee shall provide at least thirty (30) days' prior written notice to Lessor in case of cancellation of any required coverage that is not replaced, except for cancellation due to non-payment of premium.

- Insurance Required Before Commencement of Work: Lessee shall not commence work under this Agreement on the Leased Premises by its own employees or those of any contractor or subcontractor until Lessee has obtained all insurance required under this Section 14. In addition, Lessee shall be responsible for any and all policy deductibles and self-insured retentions.
- In the event insurance certificates provided to Lessor indicate that the insurance shall terminate and lapse during the Lease Term, then in that event, Lessee shall furnish, at least five (5) days prior to the expiration date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverages for the balance of the Lease Term.
- Umbrella or Excess Liability policies are acceptable to provide the total required liability limits required hereunder. Lessor must approve any changes to these specifications and has the right to review and request in writing amendments to coverage requirements. The Lessee shall be held responsible for any modifications, deviations, or omissions in these insurance requirements. Lessee shall be responsible for any deductible amounts.
- The commercial general liability insurance shall include the following:
 - Annual Aggregate shall apply "Per Policy";
 - "The City of Dania Beach, Florida" is added as a named "Additional Insured";
 - Additional insured coverage shall be no more restrictive than Insurance Services Office (ISO) form CG 2037 (07 04);
 - Lessee's insurance shall be primary and non-contributory;
 - Waiver of subrogation in favor of the Lessor;
 - 30 days' notice of cancellation to Lessor (if not available on the insurance policies, then Lessee has responsibility for notification) except for non-payment of premium; and
 - Copy of Additional Insured Endorsement or other endorsements may be attached to the Certificate.

- Worker's compensation insurance shall be maintained by Lessee as well as any sublessees, contractors and subcontractors during the Lease Term, and it is to apply to all "statutory employees" of Lessee (as that phrase is defined by Chapter 440, Florida Statutes), in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws, for the benefit of the Lessee, its employees, and sublessees. In the case any of Lessee's contractors or subcontractors perform any work on the Leased Premises, such contractors or subcontractors shall be required to provide the same workers' compensation insurance for their employees, in addition to any coverage provided by Lessee, by furnishing Statutory Limits Part A, and no less than One Million Dollars (\$1,000,000.00) Employers' Liability Limits Part B.
- **Removal of Obstructions.** Lessee has the right to remove obstructions from Lessor's Property, including but not limited to vegetation, which may encroach upon, interfere with or present a hazard to Lessee's use of the Leased Premises or the Easements.
- **Right of First Refusal.** If during the Option Period or Lease Term, Lessor receives an offer that it intends to accept from any person or entity that owns towers or other wireless telecommunications facilities (or is in the business of acquiring Lessor's interest in this Agreement) to purchase fee title, an easement, a lease, a license, or any other interest in the Lessor's Property, or Lessor's interest in this Agreement, or an option for any of the foregoing, Lessor shall provide written notice to Lessee of said offer, and Lessee shall have a right of first refusal to acquire such interest on the same terms and conditions in the offer, excluding any terms or conditions which are (i) not imposed in good faith or (ii) directly or indirectly designed to defeat or undermine Lessee's possessory or economic interest in the Leased Premises. If Lessor's notice covers portions of Lessor's parent parcel beyond the Leased Premises, Lessee may elect to acquire an interest in only the Leased Premises, and the consideration shall be pro-rated on an acreage basis. Lessor's notice shall include the prospective buyer's name, the purchase price and/or other consideration being offered, the other terms and conditions of the offer, the due diligence period, the proposed closing date and, if a portion of Lessor's parent parcel is to be sold, leased or otherwise conveyed, a description of said portion. If the Lessor's notice shall provide for a due diligence period of less than sixty (60) days, then the due diligence period shall be extended to be sixty (60) days from exercise of the right of first refusal and closing shall occur no earlier than fifteen days thereafter. If Lessee does not exercise its right of first refusal by written notice to Lessor given within thirty (30) days, Lessor may convey the property as described in the Lessor's notice. If Lessee declines to exercise its right of first refusal, then this Agreement shall continue in full force and effect and Lessee's right of first refusal shall survive any such conveyance. Lessee shall have the right, at its sole discretion, to assign the right of first refusal to any person or entity, either separate from an assignment of this Agreement or as part of an assignment of this Agreement. Such assignment may occur either prior to or after Lessee's receipt of Lessor's notice and the assignment shall be effective upon written notice to Lessor.
- **Real Estate Taxes.** Lessor shall pay all real estate taxes on Lessor's Property, provided that Lessee shall be responsible to reimburse Lessor for any documented increase in real estate or personal property taxes that are directly attributable to the Improvements constructed by Lessee. Lessor agrees to provide Lessee any documentation evidencing the increase and how such

increase is attributable to Lessee's use. Lessee reserves the right to challenge any such assessment, and Lessor agrees to cooperate with Lessee in connection with any such challenge. Notwithstanding any language in this section to the contrary, Lessee shall not be obligated to reimburse Lessor for any applicable taxes, unless Lessor requests such reimbursement, and provides Lessee with documentation supporting any such payment(s), within one (1) year after the date such taxes became due.

- **Waiver of Claims and Rights of Subrogation.** The parties hereby waive any and all rights of action for negligence against the other on account of damage to the Improvements, Lessor's Property or to the Leased Premises resulting from any fire or other casualty of the kind covered by property insurance policies with extended coverage, regardless of whether or not, or in what amount, such insurance is carried by the parties. All policies of property insurance carried by either party for the Improvements, Lessor's Property or the Leased Premises shall include a clause or endorsement denying to the insurer rights by way of subrogation against the other party to the extent rights have been waived by the insured before the occurrence of injury or loss.

- **Default.**

- Notice of Default; Cure Period. In the event that there is a default by Lessor or Lessee (the "Defaulting Party") with respect to any of the provisions of this Agreement or Lessor's or Lessee's obligations under this Agreement, the other party (the "Non-Defaulting Party") shall give the Defaulting Party written notice of such default. After receipt of such written notice, the Defaulting Party shall have thirty (30) days in which to cure any monetary default and sixty (60) days in which to cure any non-monetary default. The Defaulting Party shall have such extended periods as may be required beyond the sixty (60) day cure period to cure any non-monetary default if the nature of the cure is such that it reasonably requires more than sixty (60) days to cure, and Defaulting Party commences the cure within the sixty (60) day period and thereafter continuously and diligently pursues the cure to completion. The Non-Defaulting Party may not maintain any action or effect any remedies for default against the Defaulting Party unless and until the Defaulting Party has failed to cure the same within the time periods provided in this Section.
- Consequences of Lessee's Default. Lessor acknowledges that under the terms of this Agreement, Lessee has the right to terminate this Agreement at any time upon one hundred eighty (180) days' notice. Accordingly, in the event that Lessor maintains any action or effects any remedies for default against Lessee, resulting in Lessee's dispossession or removal, (i) the Rent shall be paid up to the date of such dispossession and removal and (ii) Lessor shall be entitled to recover from Lessee, in lieu of any other damages, as liquidated, final damages, a sum equal to three months' Rent.
- Consequences of Lessor's Default. In the event that Lessor is in default beyond the applicable periods set forth above, Lessee shall have the right to injunctive relief, to require specific performance of this Agreement, to pursue an action for damages, terminate this Agreement, vacate the Leased Premises, and be relieved

from all further obligations under this Agreement; and to perform the obligation(s) of Lessor specified in such notice, and charge Lessor for any expenditures reasonably made by Lessee in so doing or set-off from Rent any amount reasonably expended by Lessee as a result of such default.

- **Limitation on Damages.** In no event shall either party be liable to the other for consequential, indirect, speculative or punitive damages in connection with or arising from this Agreement, or the use of the Leased Premises, Easements, and/or Utility Easement.
- **Hold Harmless.** Each party shall indemnify and defend the other party against, and hold the other party harmless from, any claim of liability or loss from personal injury or property damage arising from the use and occupancy of the Leased Premises or Lessor's Property by such indemnifying party, its employees, contractors, servants or agents, except to the extent such claims are caused by the intentional misconduct or negligent acts or omissions of the other party, its employees, contractors, servants or agents. Nothing in this Agreement shall be deemed or treated as a waiver by the Lessor of any immunity to which it is entitled by law, including but not limited to the Lessor's sovereign immunity as set forth in Section 768.28, Florida Statutes.
- **Lessor's Covenant of Title.** Lessor covenants that Lessor holds good and marketable fee simple title to Lessor's Property and the Leased Premises and has full authority to enter into and execute this Agreement.
- **Interference with Lessee's Business.** Lessor agrees that it will not permit the construction, installation or operation on Lessor's Property of (i) any additional wireless communications facilities or (ii) any equipment or device that interferes with Lessee's use of the Leased Premises for a wireless communications facility. Each of the covenants made by Lessor in this Section is a covenant running with the land for the benefit of the Leased Premises.
- **Eminent Domain.** If Lessor receives notice of a proposed taking by eminent domain of any part of the Leased Premises or the Easements, Lessor will notify Lessee of the proposed taking within five (5) days of receiving said notice and Lessee will have the option to: (i) declare this Agreement null and void and thereafter neither party will have any liability or obligation hereunder; or (ii) remain in possession of that portion of the Leased Premises and Easements that will not be taken, in which event there shall be an equitable adjustment in Rent on account of the portion of the Leased Premises and Easements so taken. With either option Lessee shall have the right to pursue all available remedies at law or equity.
- **Applicable Law and Venue.** All claims, counterclaims, disputes and other matters in question between the Lessor and Lessee 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. For any legal action arising out of or pertaining to this Agreement shall be the Circuit Court for the Seventeenth Judicial Circuit in and for Broward County, Florida, or the federal District Court in the Southern District of the United States. Each party further agrees that venue of any action to enforce this Agreement shall be in Broward County, Florida. 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, each party shall bear its own attorney fees and costs.

- **Notices.** All notices hereunder shall be in writing and shall be given by (i) established national courier service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

Lessor:

City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004

Lessee:

Crown Castle Towers 06-2 LLC
Attn: Legal - Real Estate
2000 Corporate Drive
Canonsburg, PA 15317-8564

- **Assignment, Sublease, Licensing and Encumbrance.** Lessee has the right, with written notice to Lessor, to assign its interest in this Agreement and to sublease or license use of the Leased Premises, Easements and Improvements. Assignment of this Agreement by Lessee shall be effective upon Lessee sending written notice to Lessor and shall relieve Lessee from any further liability or obligation. Lessee has the further right to pledge or encumber its interest in this Agreement. Upon request to Lessor from any leasehold mortgagee, Lessor agrees to give the holder of such leasehold mortgage written notice of any default by Lessee and an opportunity to cure such default within fifteen (15) days after such notice with respect to monetary defaults and within a commercially reasonable time after such notice with respect to any non-monetary default. Any assignment of this Agreement requires that the assignee comply with all insurance provisions required in this Agreement, and any assignment will not be effective until the assignee provided Lessor with the insurance certificates required under this Agreement.
- **Mortgages.** In the event that the Leased Premises is currently encumbered or shall become encumbered by such a mortgage, Lessor shall obtain and furnish to Lessee a non-disturbance agreement for each such mortgage, in recordable form.
- **Sale of Property.** If during the Option Period, any Option Renewal Period, or Lease Term, Lessor sells all or part of Lessor's Property, of which the Leased Premises is a part, then such sale shall be under and subject to this Agreement.
- **Surrender of Property.** Upon expiration or termination of this Agreement, Lessee shall, within six (6) months, remove all above ground Improvements and restore the Leased Premises as nearly as reasonably possible to its original condition, without, however, being required to replace any trees or other plants removed, or alter the then existing grading. Within thirty (30)

days of the Commencement Date, Lessee shall obtain and provide to Lessor a removal bond in favor of Lessor in the amount of Fifty Thousand and No/100 Dollars (\$50,000.00) from a surety company duly licensed to do business in the state of Florida (the "Bond"). The Bond shall secure Lessee's removal of the Improvements from the Leased Premises in accordance with the terms of this Agreement.

- **Quiet Enjoyment.** Lessor covenants that Lessee, on paying Rent and performing the covenants of this Agreement, shall peaceably and quietly have, hold and enjoy the Leased Premises and Easements. Lessor may develop the remainder of Lessor's Property as a park or for another civic use, provided such development and use shall not interfere with use of the Leased Premises by Lessee in accordance with this Agreement.

- **Lessor's Waiver.** Lessor hereby waives and releases any and all liens, whether statutory or under common law, with respect to any of Lessee's Improvements now or hereafter located on the Leased Premises.

- **Miscellaneous.**

Recording. Lessee shall have the right to record a memorandum of the Option and a memorandum of this Agreement with the appropriate recording officer. Lessor shall execute and deliver each such memorandum, for no additional consideration, promptly upon Lessee's request.

Entire Agreement. Lessor and Lessee agree that this Agreement contains all of the agreements, promises and understandings between Lessor and Lessee. No oral agreements, promises or understandings shall be binding upon either Lessor or Lessee, or any assignee, in any dispute, controversy or proceeding at law. Any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing and signed by the parties hereto. The terms, covenants and provisions of this Agreement shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

Captions. The captions preceding the Sections of this Agreement are intended only for convenience of reference and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

Construction of Document. Lessor and Lessee acknowledge that this document shall not be construed in favor of or against the drafter by virtue of said party being the drafter and that this Agreement shall not be construed as a binding offer until signed by Lessee.

Partial Invalidity. If any term of this Agreement is found to be void or invalid, then such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

Counterparts. This Agreement may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

Electronic Signatures. Each party agrees that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. As used herein, “electronic signature” means any electronic sound, symbol, or process attached to or logically associated with this Agreement and executed and adopted by a party with the intent to sign such Agreement, including facsimile or email electronic signatures.

IRS Form W-9. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Lessee. In the event the Lessor’s Property is transferred, the succeeding Lessor shall have a duty at the time of such transfer to provide Lessee with a Change of Ownership Form as provided for by Lessee, a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in Rent to the new Lessor. Lessor’s failure to provide the IRS Form W-9 within thirty (30) days after Lessee’s request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from Rent payments.

34. Revenue Share.

(A) In addition to the Rent to be paid by Lessee to Lessor pursuant to this Agreement, if, after the Commencement Date, Lessee subleases, licenses or grants a similar right of use or occupancy in the Leased Premises (each a “Sublease”) to an unaffiliated third party collocator (each a “Collocator”), Lessee agrees to pay to Lessor twenty percent (20%) of the rental payments actually received by Lessee from such Collocator (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) (the “Revenue Share”) within thirty (30) days after receipt of said payments by Lessee. Non-payment of such rental, license or other similar payment by a Collocator shall not be an event of default under this Agreement. Lessee shall have sole discretion as to whether, and on what terms, to sublease, license or otherwise allow occupancy of the Leased Premises and there shall be no express or implied obligation for Lessee to do so. If any such Sublease with a Collocator expires or terminates for any reason, Lessee shall no longer be obligated to pay the Revenue Share for such Sublease. Notwithstanding the foregoing, the parties agree that Lessee’s obligation to pay Revenue Share to the Lessor applies only to the fourth (4th) and subsequent Collocators. No Additional Rent will be paid to Lessor in the event that there are three (3) or fewer total Collocators on the Leased Premises.

(B) For each Collocator with which Lessee enters into a Sublease, Lessee shall pay to Lessor within thirty (30) days after the full execution of each such Sublease a one-time payment of Five Thousand Dollars (\$5,000.00).

35. Tower Design. The tower structure to be constructed on the Leased Premises should the Option be exercised must be of stealth design. Lessor must provide written approval of the tower designs before Lessee applies for zoning approval. Such approval by Lessor shall not be unreasonably withheld. If Lessor rejects any plans set forth by Lessee, both parties have thirty (30) days to come up with an alternate design acceptable to both parties. If plans are not agreed upon during that time, Lessee may move forward with a stealth design that they feel has the best chance at getting zoning approval. In no event shall the Lessee use a tree design unless Lessor provides written approval for same.

36. Signing Bonus. If the Option is exercised, Lessee shall make a one-time payment of Ten-Thousand Dollars (\$10,000.00) to Lessor prior to any commencement of construction within the Leased Premises.

[Execution Page Follows]

IN WITNESS WHEREOF, Lessor and Lessee having read the foregoing and intending to be legally bound hereby, have executed this Agreement as of the day and year this Agreement is fully executed.

CITY:

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:

ANA M. GARCIA, ICMA-CM
CITY MANAGER

THOMAS J. ANSBRO
CITY ATTORNEY

WITNESSES:

Signature

PRINT Name

Signature

PRINT Name

LESSEE:

CROWN CASTLE TOWERS 06-2 LLC,
A Delaware limited liability company

Signature

PRINT Name

Title

Dated: _____, 2021

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2021, by _____, as _____ of CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of _____

Print Name

EXHIBIT "A"

246

WARRANTY DEED

WARRANTY DEED

THIS DEED, Made the 4th day of January, A. D. 1924, by Richard Swenson and Emily M. Swenson, his wife of the County of Broward State of Florida, hereinafter called the grantors, to Town of Dade of the County of Broward State of Florida, hereinafter called the grantee.

WITNESSETH, That the said grantors, in consideration of Fifteen Hundred & No/100 Dollars, the receipt whereof is hereby acknowledged to give, grant, bargain, sell, alien, remise, release, confirm, convey and confirm unto the said grantee, and his heirs and assigns in fee simple, the lands situate in Broward County, State of Florida, described as follows:

Lot Twelve (12) of Block Twenty-two (22) of the Town of Dade (now Dade) according to plat of subdivision on file in the office of the Clerk of the Circuit Court in and for said Broward County, Florida.

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances, unto the said grantee, and his heirs and assigns in fee simple.

AND the said grantors, for themselves and their heirs and legal representatives covenant with said grantee, heirs, legal representatives and assigns; That said grantors, are indefeasibly seized of said land in fee simple; that said grantors, have full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said grantee, heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances; that said grantors, their heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said grantee, heirs, legal representatives and assigns, as may reasonably be required; and that said grantors, do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

WITNESS the hands and seals of said grantors, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Richard Swenson (Seal)
Emily M. Swenson (Seal)

I. N. Parker
N. N. Parker

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Richard Swenson and Emily M. Swenson to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said Emily M. Swenson known to me to be the wife of the said Richard Swenson on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of releasing, relinquishing and conveying all her rights, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Dade, County of Broward and State of Florida, this 7th day of January, A. D. 1924.

(S.P. SEAL)
Revenue stamps \$1.00

I. N. Parker
Notary Public, State of Florida at Large
My commission expires March 13, 1924

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was filed for record the 14th day of Feb. 1924, and recorded in Deed Book 28, on page 246. RECORD VERIFIED.

Joseph A. ...
Clerk Circuit Court

By *M. L. ...* D. C.

#22608

WARRANTY DEED

THIS INSTRUMENT, Made this 5th day of January, A. D. 1924 BETWEEN Barr S. Potter and Myrtle L. Potter, husband and wife, and Frank J. Pepper and Bernice D. Pepper, husband and wife, of the County of Dade and State of Florida, parties of the first part, and Town of Dade, of the County of Broward in the State of Florida, party of the second part,

WITNESSETH, That the said parties of the first part for and in consideration of the sum of Two Hundred Fifty and 00/100 Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, its successors and assigns, forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

West half of Northwest quarter of Northwest quarter of Northwest quarter, of Section Four (4) Township fifty-one (51) South, Range Forty-two (42) East, containing five acres more or less.

The grantee herein covenants and agrees to pay all taxes and assessments levied subsequent to the year 1923.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this day and year first above written.

Signed, sealed and delivered
in presence of us:

Mary Duff
Sallie Lewis

Mary D. Potter (Seal)
Myrtle A. Potter (Seal)
Frank J. Pepper (Seal)
Bernice J. Pepper (Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HERBERT GUNTER, that on this day personally appeared before me, an officer duly authorized to administer oaths on such acknowledgments, Mary D. Potter and Myrtle A. Potter, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, that the said Myrtle A. Potter known to me to be the wife of the said Mary D. Potter on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of purchasing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, oppression or fear of or from her said husband.

WITNESS my hand and official seal at Miami County of Dade and State of Florida, this 7th day of January, A. D. 1924.

(S.P. SEAL)

Mary Duff
NOTARY PUBLIC
My commission expires, Oct 17, 1925.

STATE OF FLORIDA
COUNTY OF DADE

I HERBERT GUNTER that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Frank J. Pepper and Bernice J. Pepper, his wife, to me well known to be the persons described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, that the said Bernice J. Pepper known to me to be the wife of the said Frank J. Pepper on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of purchasing, relinquishing and conveying all her right, title and interest, whether dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, oppression or fear of or from her said husband.

WITNESS my hand and official seal at Miami County of Dade, and State of Florida, this 7th day of January, A. D. 1924.

(S.P. SEAL)
Bernice J. Pepper

Mary Duff
NOTARY PUBLIC
My commission expires 3/17/25

STATE OF FLORIDA
COUNTY OF MONROE

This instrument was filed for record the 16th day of Feb. 1924, and recorded in Book 18, on page 240. EXHIBIT 241112.

Herbert Gunter
COUNTY CLERK

By *M. L. Gunter* S. C.

#10780

State of Florida County of Dade

This agreement, made and executed between C. W. Cravett and Birdie Cravett, his wife, of Dade County, Florida, parties of the first part, and H. E. Strickland of Chesham, Tennessee, party of the second part, with intent that

That for and in consideration of the sum of three hundred dollars to them in hand paid receipt whereof is hereby acknowledged, parties of first part do hereby give

EXHIBIT "B"



EXHIBIT “C”

[Attach boundary survey once obtained]

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 PUBLIC SERVICES DEPARTMENT TO PROCEED WITH THE BIDDING PROCESS FOR THE DANIA COVE DRAINAGE IMPROVEMENT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

C-MEMO--AUTHTOBID-DCOVE-DRNGPROJCT-011221, R-2021- Dania Cove Drainage Improvement Project Authorization to Bid



**CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT**

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director

RE: RESOLUTION AUTHORIZING THE CITY TO BID THE WORK FOR THE DANIA COVE DRAINAGE IMPROVEMENT PROJECT

Request

The Public Services Department (PSD) is requesting adoption of the attached resolution authorizing the bidding process for the Dania Cove Drainage Improvement Project.

Background

The recent construction of several new homes on vacant lots on the north end of SW 25th Avenue appears to have contributed to a flooding issue adjacent to the park. The flooding, which is evident even during moderate rain events, identified a need to provide drainage improvements in the area.

On March 10, 2020, the City Commission approved Resolution 2020-027 to authorize Calvin Giordano and Associated to design, prepare bid documents, and provide construction engineering and inspection services. Calvin Giordano completed the design documents, obtained the necessary permits, and are now ready to administer the bidding for construction of the project. The project design includes inlets, piping, construction of a retention pond, roadway regrading, and the adjustment of some driveway approaches. Details concerning this project were provided by the PSD during presentations in October 2020 and December 2020.

Authorization is being requested to proceed with bidding upon the completion of the bid documents. Upon approval, the project will be bid out in the coming two months with a projected start in the spring of 2021.

Budgetary Impact

The 2021 Capital Projects Plan included this Project and funding in the amount of \$123,000 is available in Stormwater Fund Account Number 403-38-01-538-63-10.

Recommendation

It is recommended that the City Commission adopt the resolution authorizing PSD to proceed with the bidding process for the Dania Cove Improvement Project.

**RESOLUTION AUTHORIZING THE CITY TO BID THE WORK FOR THE
COVE DRAINAGE IMPROVEMENT PROJECT**



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

page 2 of 2

RESOLUTION NO. 2021-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PUBLIC SERVICES DEPARTMENT TO PROCEED WITH THE BIDDING PROCESS FOR THE DANIA COVE DRAINAGE IMPROVEMENT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach seeks to address drainage needs City-wide to enhance safety, water quality and quality of life; and

WHEREAS, in March 2020, the Public Services Department engaged the services of Calvin Giordano and Associates to design drainage improvements on the northern area of Southwest 25th Avenue (Dania Cove Neighborhood), as well as provide bidding assistance and project management services; and

WHEREAS, the project design recommends piping, inlets, a retention pond, roadway regrading, and driveway improvements; and

WHEREAS, the design is complete and the bid documents will be developed in the coming weeks in preparation to bid the project;

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

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

Section 2. That the City Commission authorizes staff to proceed with the competitive bidding process for the Dania Cove Drainage Improvement Project with funds in an estimated amount of One Hundred Twenty Three Thousand Dollars (\$123,000.00) from account number 403-38-01-538-63-10.

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

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

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, 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)

ADOPT AN EMERGENCY ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZED BY A 2/3 VOTE OF THE CITY COMMISSION TO WAIVE THE REQUIREMENTS OF THE CITY CHARTER, ARTICLE 3, SECTION 3, AS TO NOTICE AND REQUIREMENTS FOR NONEMERGENCY ORDINANCES; AUTHORIZING THE CITY MANAGER TO MAKE PROVISIONS FOR PUBLIC MEETINGS BY USE OF COMMUNICATION MEDIA TECHNOLOGY AND FOR ATTENDANCE BY USE OF SUCH TECHNOLOGY BY ELECTED AND APPOINTED OFFICIALS DURING PERIODS WHEN THE CITY MANAGER DETERMINES AND DECLARES A LOCAL PUBLIC HEALTH EMERGENCY OR OTHER CIRCUMSTANCES IN WHICH THE CITY COMMISSION DETERMINES IT IS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF CITY OFFICIALS, CITY STAFF, AND THE PUBLIC, FOR A NINETY (90) DAY PERIOD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Extension of Emergency Ordinance (Quorum), O-2021- Emergency Ordinance on City Commission Quorum (COVID), O-2021- Emergency Ordinance on City Commission Quorum (COVID) Attachment



CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

FROM: Thomas J. Ansbro, City Attorney Digitally signed by Thomas J. Ansbro
DN: cn=Thomas J. Ansbro, ou=City of Dania Beach, ou=Legal
Department, email=tansbro@danibeachfl.gov, c=US
Date: 2021.01.12 09:52:40 -0500

SUBJECT: Extending Emergency Rules and Regulations for Virtual Meetings

The Request

The existing emergency order authorizing virtual meetings expires January 20, 2021. This request is to extend the emergency authorization for up to an additional 90 days.

Background

The City desires to hold City Commission, Community Redevelopment, Planning & Zoning, and Special Master hearings, and other board meetings virtually, as the COVID-19 pandemic is still surging. This Ordinance extends the City's virtual meeting policy for up to an additional 90 days.

Budgetary Impact

There is no budgetary impact to this item.

Recommendation

That the Ordinance authorizing virtual special magistrate hearings and other board meetings be adopted.

TJA/EAB/la

cc: Ana M. Garcia, ICMA-CM, City Manager
Candido Sosa-Cruz, Assistant City Manager
Thomas Schneider, City Clerk

EMERGENCY ORDINANCE NO. 2021-006

AN EMERGENCY ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZED BY A 2/3 VOTE OF THE CITY COMMISSION TO WAIVE THE REQUIREMENTS OF THE CITY CHARTER, ARTICLE 3, SECTION 3, AS TO NOTICE AND REQUIREMENTS FOR NONEMERGENCY ORDINANCES; AUTHORIZING THE CITY MANAGER TO MAKE PROVISIONS FOR PUBLIC MEETINGS BY USE OF COMMUNICATION MEDIA TECHNOLOGY AND FOR ATTENDANCE BY USE OF SUCH TECHNOLOGY BY ELECTED AND APPOINTED OFFICIALS DURING PERIODS WHEN THE CITY MANAGER DETERMINES AND DECLARES A LOCAL PUBLIC HEALTH EMERGENCY OR OTHER CIRCUMSTANCES IN WHICH THE CITY COMMISSION DETERMINES IT IS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF CITY OFFICIALS, CITY STAFF, AND THE PUBLIC, FOR A NINETY (90) DAY PERIOD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Dania Beach deems it to be in the best interest of the citizens and residents of the City, to make provisions for public meetings by use of communication media technology and for attendance by use of such technology by elected and appointed officials during periods when the City Manager determines and declares a local public health emergency or other circumstances in which the City Commission determines necessary to protect the health and safety of City Officials, City staff, and the public.

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

Section 1. The foregoing whereas clause is ratified and confirmed as being true and correct and is made a part of this Ordinance.

Section 2. **LEGISLATIVE FINDINGS, PURPOSE, AND INTENT.**

In adopting this Ordinance, the City Commission of the City of Dania Beach (the “City Commission”) intends to protect the public health and safety by making provisions for the occurrence of and attendance at public meetings by use of communication media technology (“CMT”) during local public health emergencies, as determined by the City Manager. The City Commission finds:

1. The Coronavirus (COVID-19), a respiratory illness caused by a virus that spreads rapidly from person to person and may result in serious illness or death, constitutes a clear and present threat to the lives, health, welfare, and safety of the people of Dania Beach.
2. On March 1, 2020, Ron DeSantis, Governor of the State of Florida, issued Executive Order No. 20-51, directing the Florida Department of Health to issue a Public Health Emergency.
3. On March 1, 2020, the State Surgeon General and State Health Officer declared that a Public Health Emergency exists in the State of Florida as a result of COVID-19.
4. On March 9, 2020, Governor DeSantis declared that a state of emergency exists in the State of Florida as a result of the continued spread of COVID-19.
5. On March 12, 2020, Dania Beach Mayor Lori Lewellen, issued an Emergency Order for the City of Dania Beach, relating to the City's response to COVID-19 and declared a State of Emergency.
6. To reduce the spread of COVID-19, the United States Centers for Disease Control and Prevention ("CDC") recommends implementation of community mitigation strategies to increase containment of the virus.
7. The current outbreak of COVID-19 has made the City Commission acutely aware that provisions must be made to ensure that the business of municipal governance can occur without unnecessarily exposing public officials, City personnel or members of the public to a risk of infection while ensuring public access and open government.
8. As of October 27, 2020, the Florida Department of Health reports a total number of COVID-19 cases of 16,505 deaths in Florida and 786, 311 cases, and a positivity rate of 631 percent, and 1,520 deaths, and 84,338 cases in Broward County. Nationwide, there were 74,434 new cases on October 26, 2020. New cases over a one-week period is almost 500,000. The seven-day average of new cases is at the highest levels since the pandemic began.
9. As of December 15, 2020, over 300,000 people have died in the United States; 1.13 million cases in Florida; over 20,000 deaths in Florida; 121,000 cases in Broward; and 1,747 deaths in Broward County.
10. As the number of cases continue to increase the City has concerns with holding live City Commission or City Board meetings.

11. Florida law, including Article 1, Section 24 (b) Florida Constitution, and Florida Statutes Sections 286.011 and 166.041, requires that meetings of elected and appointed officials (“Bodies”), for the conduct of public business, must be held following procedures (notice, access of meetings, opportunity to be heard, the taking of minutes, etc.) that ensure that the public is able to participate in and be aware of the decision making process (the “Sunshine Law”).

12. Previously, when asked whether a public body complies with the Sunshine Law when one or more members of the Body wish to participate in a meeting electronically from a remote location, the Florida Attorney General (“AG”) has opined that a quorum of the Body must be physically present in order to allow a member, who due to “extraordinary circumstances” is unable to physically attend the meeting, to appear and participate electronically.

13. On March 19, 2020, the AG issued an AGO 2020-03, which provides that “unless and until legislatively or judicially determined otherwise, if a quorum is required to conduct official business, local government bodies may only conduct meetings by teleconferencing or other technological means if either a statute permits a quorum to be present by means other than in-person, or the in-person requirement for constituting a quorum is lawfully suspended by the Governor during the state of emergency.”

14. On March 20, 2020, Governor DeSantis issued Executive Order (“EO”) Number 20-69, which suspends any Florida Statute that requires a quorum to be present in person or requires a local government body to meet at a specific public place and permits local government bodies to utilize CMT such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes. EO 20-69 has been extended on several occasions reflecting the continued state of emergency and threat to the public when there is a gathering to attend public meetings.

15. Chapter 252, Florida Statutes, among other things, confers upon the City Commission the emergency powers provided for in Chapter 252 in order to protect the public peace, health, and safety; and to preserve the lives and property of the people of the state; and to “make, amend, and rescind such orders and rules as are necessary for emergency management purposes and to supplement the carrying out of the provisions of ss. 252.31-252.90, but which are not inconsistent with any orders or rules adopted by the division or by any state agency exercising a power delegated to it by the Governor or the division.” Section 252.46(1), Florida Statutes.

16. COVID-19 has created or imminently threatens to create conditions that may severely affect the public health, safety, welfare and security of the citizens, residents and visitors of the City of Dania Beach, Florida.

17. The City Commission finds there is a clear and present danger in holding a public “in person” meeting for those attending and those who come in contact with those attending.

18. The technology exists to conduct public meetings using technology in which the City can comply with the provisions of the Sunshine Law while preserving human life.

19. The City Commission also possesses broad home rule powers that authorize it to protect the public health, safety, and welfare, declare emergencies, and protect its citizens.

20. There is no statute, Charter provision, or ordinance that defines “present” as physically within the walls of the City Hall Chambers. Webster’s Dictionary defines “in attendance” among other things as a meaning of “present”. Article 3, Section 4 of the City Charter provides: “The majority of the members of the Commission of the City of Dania Beach shall constitute a quorum. The affirmative vote of three (3) members of the City Commissioners shall be necessary to enact any ordinance or adopt any resolutions; provided that two-thirds of the membership of the City Commission is required to enact an emergency ordinance. On final passage, the vote of each member of the city commission shall be entered on the official record of the meeting.” The City Charter does not require that a quorum be physically present.

21. The Charter does not prohibit attendance at the meeting of City Commissioners by electronic media and the City Commission finds that its attendance requirement for the purpose of establishing a quorum, participating and voting can be satisfied by physical or CMT attendance. This same rule of attendance applies to City Board or Committee meetings and quasi-judicial hearings.

22. There is no intrinsic error to use telephone and computer attendance to achieve a quorum. Consequently, the “preemption” of phone attendance, if it exists, must be expressly set forth in the Florida Constitution or general or special law, and not vaguely and ambiguously implied. Thus, the City Commission finds that no preemption exists in state law.

23. The City Commission finds that it is in the best interests of the City Commission, Boards, Committees, City personnel, and citizens and residents of the City to authorize the City Manager to provide for the City Commission and members of the various Boards and Committees to be able to attend meetings electronically during a declared public health emergency, pursuant

to the City's Charter, Chapter 252, Florida Statutes, and the City's home rule authority, including that set forth in Article VIII, Section 2(b), Florida Constitution, and Section 166.021, Florida Statutes.

Section 3. DECLARATION OF EMERGENCY. Pursuant to its home rule powers, Chapter 252, and based upon the Legislative Findings set forth in the above-stated recitals, the City Commission of the City of Dania Beach finds and declares that a public health emergency exists requiring immediate action by the City Commission. By virtue of the threat to public health and safety and by virtue of the threat to the City's financial health and home rule powers, it is necessary for the City to implement this regulation.

Section 4. LIMITED AUTHORIZATION FOR PUBLIC MEETINGS WITHOUT PHYSICAL PRESENCE. The City Manager is authorized, pursuant to the home rule authority of the City Commission, Chapter 252, Florida Statutes, and based upon the Legislative Findings set forth in the above-stated recitals, during a declared public health emergency to:

- a) arrange for the City Commission, Boards, and Committees to meet and the public to participate electronically;
- b) promulgate rules of procedure that will ensure compliance with the Sunshine Law; and
- c) provide technology and administrative support as necessary to fulfill these objectives.

Such a meeting may only be conducted without the physical presence of a quorum of the City Commissioners, Boards, and Committees, if an emergency is declared based upon an infectious disease, and only so long as (1) the meeting is properly noticed, (2) minutes are taken, and (3) the public is permitted to attend via technology such as teleconferencing or web-based conferencing.

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.

Section 7. The City adopted Emergency Ordinance 2020-017, for a 90 day period, which 90 day period expires January 20, 2021. This Emergency Ordinance shall be effective January 18, 2021 and shall be effective for ninety (90) consecutive days.

PASSED as an Emergency Ordinance on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

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

On March 10, 2020, the City Commission adopted Resolution No. 2020-030, providing certain powers to the City Manager during the declared State of Emergency due to Covid-19. Thereafter, on October 27, 2020, the City Commission adopted Emergency Ordinance No. 2020-017, which provides for virtual quorum procedures when there is a pandemic, such as the one which is currently existing. The authority of the City Manager, under Emergency Ordinance 2020-17, is to adopt rules for use of communications media technology for public meetings during a health emergency, for a ninety (90) day period subsequent to October 27, 2020. Below is the City Manager's Order Adopting the Rules.

**ORDER ADOPTING RULES FOR USE OF COMMUNICATIONS MEDIA
TECHNOLOGY FOR PUBLIC MEETINGS DURING HEALTH EMERGENCY**

Section 1. Declaration Supplemented.

In accordance with the City Charter and Chapter 252, Florida Statutes, as well as the City Emergency Ordinance 2020-017, I am authorizing the following Rules to be observed relating to holding meetings through communications media technology for the next ninety (90) days, due to the current COVID-19 pandemic, which Rules are effective within the City of Dania Beach, Florida ("City") as provided below.

Section 2. Findings.

- a. The quorum requirements for public meetings are further defined pursuant to Emergency Ordinance 2020-017, which is attached and incorporated by this reference as Exhibit "A". The City is authorized to hold public meetings through the use of communications media technology, subject to the adoption of rules pursuant to Section 120.45(5)(b)(2), Florida Statutes. Also attached are the Rules of Procedures for "Quasi-Judicial Proceedings", which are incorporated by this reference as Exhibit "B".

Section 3. Rules of Procedure for Public Meetings Utilizing Communications Media Technology.

- a. Prior to the commencement of any City public meeting, the City shall post notice of the meeting in a manner consistent with Section 286.011, Florida Statutes, which Section is known as the "Florida Sunshine Law". The notice shall also include instructions on how to access the public meeting either via telephone, video conference, or other communications media technology utilized by the City.
- b. As used in this Order, "communications media technology" means the electronic transmission of printed matter, audio, full-motion video, freeze-frame video, compressed video, and digital video by any method available.
- c. If a public meeting provides for the opportunity for public comment, the notice shall also include instructions to inform members of the public how they may speak, submit comments or ask questions to be read or addressed at the public meeting.

- d. The City Clerk shall ensure that the public meeting complies with all requirements of Section 286.011, Florida Statutes, which have not otherwise been suspended or waived pursuant to the Florida Governor's Executive Order 20-69 (for example, the preparation of minutes, etc.).
- e. The City Clerk shall include the following message in the notice:

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.

Section 4. Effective Date.

This Order and supplement to the City of Dania Beach's Emergency Declaration shall be effective as of 5:00 p.m., October 28, 2020, and may be further supplemented from time to time in accordance with the City Charter. This document shall be posted and distributed by the City Clerk.

Executed on October 28, 2020.

Ana M. Garcia

Digitally signed by Ana M. Garcia
DN: cn=Ana M. Garcia, o=City of Dania
Beach, ou,
email=agarcia@daniabeachfl.gov, c=US
Date: 2020.10.28 16:44:44 -04'00'

Ana M. Garcia, ICMA-CM, City Manager

Approved as to Form and Correctness

Thomas J. Ansbro

Digitally signed by Thomas J. Ansbro
DN: cn=Thomas J. Ansbro, o=City of Dania Beach, ou=Legal
Department, email=tansbro@daniabeachfl.gov, c=US
Date: 2020.10.28 16:37:14 -04'00'

Thomas J. Ansbro, City Attorney

Filed with the City Clerk on October 28, 2020, at 5:00 P.M.

**Thomas
Schneider**

Digitally signed by Thomas Schneider
DN: cn=Thomas Schneider, o=City of Dania
Beach, ou=Clerk's Office,
email=tschneider@daniabeachfl.gov, c=US
Date: 2020.10.28 16:54:47 -04'00'

Thomas Schneider, CMC, City Clerk

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Bids and Proposals

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE FOLLOWING FIFTEEN (15) FIRMS FOR CIVIL ENGINEERING, ARCHITECTURAL AND BUILDING SERVICES, UTILITIES ENGINEERING, TRANSPORTATION PLANNING AND ENGINEERING, LAND AND ROUTE SURVEYING, GEOTECHNICAL ENGINEERING, ENVIRONMENTAL ENGINEERING, LANDSCAPE ARCHITECTURE, AND GENERAL CONSULTING ENGINEERING SERVICES: 1) CRAVEN THOMPSON & ASSOCIATES, INC., 2) CALVIN, GIORDANO & ASSOCIATES, INC. 3) PUBLIC UTILITY MANAGEMENT AND PLANNING SERVICES, INC., 4) CHEN MOORE & ASSOCIATES, INC., 5) KIMLEY-HORN & ASSOCIATES, 6) CARNAHAN, PROCTOR AND CROSS, INC., 7) THE CORRADINO GROUP, INC. 8) WGI, INC., 9) PROFESSIONAL SERVICE INDUSTRIES, INC., 10) KCI TECHNOLOGIES, INC., 11) RADISE INTERNATIONAL, LC, 12) METRIC ENGINEERING, INC., 13) MILLER LEGG, 14) SALTZ MICHELSON ARCHITECTS, INC., AND 15) CPZ ARCHITECTS, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.(Public Services)

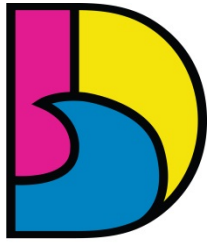
Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

C-MEMO-CCNA-CMMTEE-AWARD-011221revFJR (3), R-2021- CCNA Architectural-Engineering Services Bid Award (RFQ 20-005)



DANIA BEACH
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CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director
Dincer A. Ozaydin, Deputy Public Service Director/City Engineer

RE: Authorization to Award RFQ #20-005 "Architectural, Surveying, Landscaping Architectural and Engineering Consulting Services" to Various Firms

Request

City administration is requesting adoption of a resolution authorizing the award of RFQ #20-005 "Architectural, Surveying, Landscaping Architectural and Engineering Consulting Services" to various firms by category as described in Exhibit "A".

Background

The City of Dania Beach requires the services of professional architects, surveyors, landscape architects and consulting engineers for a variety of projects and desires to enter into continuing services contracts with these firms. To this end, bids for the "Architectural, Surveying, Landscaping Architectural and Engineering Consulting Services" RFQ were advertised in the Sun-Sentinel on September 25, 2020 and posted on the City's website and on Demand-Star. The City received thirty-four responses, which were opened publicly on October 23, 2020. The RFQ evaluation committee reviewed all proposals, scored each firm, and then ranked the firms within the nine specialty categories. The number of recommended firms differs by category, based upon anticipated type of work.

Based on the selection process the evaluation committee recommends award of the consulting continuing service contracts to the firms listed in Exhibit "A". The firms contained in Exhibit "A" will supersede the current professional continuing services contract entered in 2016 resulting from RFQ 16 -006. The new professional continuing services contract will be for a period of five (5) years, expiring December 31, 2025.

Budgetary Impact

Funding will be appropriated based on the needs of each project/scope of services, either through the adopted budget or as approved by the City Manager and/or City Commission.

\continued...



: Authorization to Award RFQ #20-005 “Architectural, Surveying, Landscaping Architectural and Engineering Consulting Services” to Various Firms

Recommendation

City Administration recommends that the City Commission adopt the resolution to award RFQ 20-005 “Architectural, Surveying, Landscaping Architectural and Engineering Consulting Services” continuing services contracts to those firms contained by in Exhibit “A”.

RESOLUTION NO. 2021-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE FOLLOWING FIFTEEN (15) FIRMS FOR CIVIL ENGINEERING, ARCHITECTURAL AND BUILDING SERVICES, UTILITIES ENGINEERING, TRANSPORTATION PLANNING AND ENGINEERING, LAND AND ROUTE SURVEYING, GEOTECHNICAL ENGINEERING, ENVIRONMENTAL ENGINEERING, LANDSCAPE ARCHITECTURE, AND GENERAL CONSULTING ENGINEERING SERVICES: 1) CRAVEN THOMPSON & ASSOCIATES, INC., 2) CALVIN, GIORDANO & ASSOCIATES, INC. 3) PUBLIC UTILITY MANAGEMENT AND PLANNING SERVICES, INC., 4) CHEN MOORE & ASSOCIATES, INC., 5) KIMLEY-HORN & ASSOCIATES, 6) CARNAHAN, PROCTOR AND CROSS, INC., 7) THE CORRADINO GROUP, INC. 8) WGI, INC., 9) PROFESSIONAL SERVICE INDUSTRIES, INC., 10) KCI TECHNOLOGIES, INC., 11) RADISE INTERNATIONAL, LC, 12) METRIC ENGINEERING, INC., 13) MILLER LEGG, 14) SALTZ MICHELSON ARCHITECTS, INC., AND 15) CPZ ARCHITECTS, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City issued a Request for Qualifications under RFQ 20-005 on September 25, 2020, to contract with various qualified consultants, from a wide range of disciplines, to provide general professional engineering services and similar services for various City projects, to comply with the Florida law known as the Consultant's Competitive Negotiation Act (CCNA), Statute 287.055; and

WHEREAS, responses were opened on October 23, 2020 at 1:00 p.m.; and

WHEREAS, the services consist of a wide variety of disciplines, including but not necessarily limited to the following general categories: civil engineering, architectural and building services, utilities engineering, transportation planning and engineering, land and route surveying, geotechnical engineering, environmental engineering, landscape architecture, and general consulting engineering; and

WHEREAS, a Review Committee consisting of the City's Deputy Director of Public Services, Assistant Director of Community Development, Community Redevelopment Agency Operations Manager, Controller and CIP and Grants Administrator, met on December 9, 15, and 21, 2020 to review and evaluate thirty four (34) submittals; after an extensive evaluation process, which included review of each firm's personnel, experience, area of expertise, minority and women certification, and recent, current and project workloads, the Selection Committee selected and recommends fifteen (15) qualified consultants within their respective disciplines as presented in the attached Consultants Qualification Matrix, referred to as Exhibit "A" and incorporated by this reference; and

WHEREAS, the City will enter into a "continuing contract" with each company, expiring December 31, 2025, allowing the City to terminate any contract after notice.

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

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

Section 2. That the City Manager or her designee is authorized to execute continuing services agreements between the City of Dania Beach and the fifteen (15) consultants which are listed in Exhibit "A".

Section 3. That the funding for these services shall be subject to and made within the respective Departments' approved level of their respective annual budget appropriations and in accordance with City ordinance and purchasing policy procedures.

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

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

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit “A”

Civil Engineering	
Craven, Thompson & Associates, Inc.	478
Calvin, Giordano & Associates, Inc.	477
WGI	476
The Corradino Group, Inc.	476
Chen Moore & Associates	471
CPC	467
Public Utility Planning & Management Services	454
Kimley-Horn & Associates	447

Architectural and Building Services	
Craven, Thompson & Associates, Inc.	478
WGI	476
Saltz Michelson Architects, Inc.	470
CPZ	460

Utilities Engineering	
Craven, Thompson & Associates, Inc.	478
Calvin, Giordano & Associates, Inc.	477
Chen Moore & Associates	471
Public Utility Planning & Management Services	454
Kimley-Horn & Associates	447
Miller-Legg	436

Transportation Planning and Engineering	
Craven, Thompson & Associates, Inc.	478
Calvin, Giordano & Associates, Inc.	477
The Corradino Group, Inc.	476
CPC	467
Kimley-Horn & Associates	447

Geotechnical Engineering	
Radise International, LC	452
Kimley-Horn & Associates	447
PSI	445
KCI	441

Land and Route Surveying	
Craven, Thompson & Associates, Inc.	478
Calvin, Giordano & Associates, Inc.	477
WGI	476
CPC	467
Kimley-Horn & Associates	447

Environmental Engineering	
Calvin, Giordano & Associates, Inc.	477
WGI	476
Metric Engineering, Inc.	450
Kimley-Horn & Associates	447
PSI	445
Miller-Legg	436

Landscape Architecture	
Craven, Thompson & Associates, Inc.	478
Calvin, Giordano & Associates, Inc.	477
WGI	476
Chen Moore & Associates	471
Metric Engineering, Inc.	450
Kimley-Horn & Associates	447
KCI	441
Miller-Legg	436

General Consulting Engineering	
Craven, Thompson & Associates, Inc.	478
Calvin, Giordano & Associates, Inc.	477
Chen Moore & Associates	471
CPC	467
Public Utility Planning & Management Services	454
Kimley-Horn & Associates	447

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: October 13, 2020 and December 8, 2020

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG) AND SITE PLAN (SP-056-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF DANIA BEACH MARINA CORP. FOR THE PROPERTY GENERALLY LOCATED AT 90 N. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

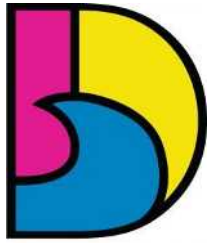
Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

CM SP-056-20 Wave 90, SR SP-056-20 Wave 90, R-2020-125 90 Wave Dania Beach Marina Corp. Development Design Guidelines (DDG) and Site Plan (SP-056-20) REVISED 12-28-20, Wave DDG 2nd revision, ALL - 90 Wave Complete Set-reduced size, ALL Supplemental Sheets (90 Wave)-reduced size, Wave 90 (Location Map), Wave 90 App & Backup, Wave 90 & 70 Traffic Impact Analysis, Wave 90 Arborist Report, 90 Wave Tran Mit Impact Fee



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

SUBJECT: **SP-056-20:** The applicant, Kimley-Horn and Associates, Inc. – Jacob B. Lawson, on behalf of the property owner Dania Beach marina Corp., is requesting a site plan approval for a fifteen (15) story mixed-use building located at 90 Bryan Road.

Request

SITE PLAN

To allow the construction of a mixed use, high-rise building containing 380 dwelling units and 19,700 square feet of commercial use.

Background

The Development Review Committee has reviewed this application on July 30, 2020 and August 27, 2020. Additionally, a Plat Note Delegation application has also been submitted for this property, which is being processed separately.

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the adjacent North West Byrd Point residents' concerns.

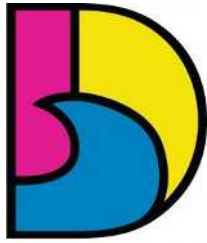
On December 8, 2020 the City Commission continued this item.

Budgetary Impact

Approval of the site plan will allow the opportunity for the redevelopment of the site, which will increase the taxable value of the property.

Recommendation

Approve the site plan with conditions identified in the resolution.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: January 12, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistance Director

SUBJECT: **SP-056-20:** The applicant, Kimley-Horn and Associates, Inc. – Jacob B. Lawson, on behalf of the property owner Dania Beach Marina Corp., is requesting a site plan approval for a fifteen (15) story, mixed-use building located at 90 North Bryan Road.

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=City of Dania Beach, ou=Community Development, email=eleanor@danibeachfl.gov, c=US
Date: 2020.12.21 14:54:02 -0500

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development Department, Planning Division, email=clajoie@danibeachfl.gov, c=US
Date: 2020.12.21 13:49:58 -0500

Request

SITE PLAN

To allow the construction of a mixed use, high-rise building containing 380 dwelling units and 19,700 square feet of commercial use.

PROPERTY INFORMATION

EXISTING ZONING:	Planned Small Lot Mixed Use Development District (PMUD-SL)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	4.69 gross acres/3.04 net acres
EXISTING USE:	Marine sales
VIOLATIONS ON PROPERTY:	None

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code.

Background

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the adjacent North West Byrd Point residents' concerns.

On December 8, 2020 the City Commission continued this item.

The subject property is located on the east side of Bryan Road with a canal behind (to the east) and north of unimproved Right-of-Way that would be Dania Beach Boulevard, if the road crossed the canal. On the north half of the site, to the East of the canal is the Byrd Point single family neighborhood.

This property is one of two sites proposed for identical redevelopment projects, both located on the east side of Bryan Road.

DEVELOPMENT DESIGN GUIDELINES (DDG)

The Planned Small Lot Unit Development (PMUD-SL) regulations require the applicant to submit a Development Design Guidelines (DDG) at the time of Site Plan submittal, establishing the development regulations for the project. This is a similar process as the Planned Mixed-Use Development (PMUD) zoning regulations, which Dania Pointe is zoned.

In the proposed DDG, the applicant identifies development regulations for the project, which includes permitted uses, lot coverage, building placement/setbacks, height, parking, lighting, minimum unit size, landscaping, signage, and architectural standards. Where the DDG are silent, the City's Land Development Code (LDC) shall apply.

Staff has asked the applicant to address how noise emitted from the site will be mitigated to reduce disturbing the residents of the NW Byrd Point neighborhood. The DDG now prohibits outdoor music, signing and entertainment between the hours of 10:00PM - 10:00AM on weekdays and between the hours of 11:00PM and 10:00AM on weekends.

SITE PLAN

The applicant is proposing the construction of a fifteen (15) story, mixed-use building with commercial and work-live units on the ground level, two (2) levels of parking decks, and multi-family units above. The project shows a pedestrian connection on the east side of the property, along the canal, which will continue south to the previously approved mixed-use project located at the corner of Bryan Road and Stirling Road.

At staff's request, the applicant has met with the North West Byrd Point Civic Association on August 20, 2020. The applicant indicated that conversations with the Association and residents are ongoing.

Since the October 13, 2020 City Commission meeting the applicant has reduced the height of the structure from 210 feet to 188 feet by reducing the commercial space from 48,000 to 19,700 square feet and relocating the work-live units to the ground floor allowing the elimination of one story. The applicant has committed to donate \$10,000 to Collins Elementary School in association with this site plan.

The City's Transportation Engineer has accepted the traffic study provided.

As part of this development and in accordance with the City's Code of Ordinances, the applicant is required to pay several fees, including the following:

- Payment in Lieu of Public Art, which will be paid at time of building permit issuance.
- Recreation and Open Space Impact Fee of \$1,364.00 per Multifamily Dwelling must be paid. Therefore, the applicant will have to pay \$433,200 (380 units X \$1, 3640.00) prior to issuance of a building permit.
- CRA Traffic Mitigation Fee of \$21.26 per p.m. peak hour trip. The Kimley-Horn Transportation Mitigation Impact Fee Calculation revised, signed and dated 12/2/20 identifies 274.23 adjusted

PM Peak Hour Trips for the Wave 70 site plan. Therefore, \$5,830.13 is due prior to issuance of a building permit.

As identified on the Master Development Plan, which is provided as Exhibit 3 in the proposed Development Design Guidelines, there is a pedestrian cross access easement that runs along the east side of the property. The pedestrian cross access easement runs continuously south across the next two (2) properties as well, providing for a continuous public pedestrian path that can be used by the public allowing people to walk along the waterway to access the retail and restaurant that will be located on each of the three (3) properties, including this site, the Wave 70 to the south and the Bryan Mixed-Use Multifamily project south of that.

The applicant has proposed to enter into a Developer's Agreement with the City to develop an unused Right-of-Way into a public park. A portion of the area is owned by Broward County, the other portion is owned by the City of Dania Beach. The applicant has indicated that the proposed park will be accessible via the boardwalk, which is identified in the Master Development Plan for the zoning district, which runs along the canal, or by the sidewalk located along Bryan Road. The amenities of the park have not yet been finalized, but will be identified in the Developers Agreement, which will be recorded prior to issuance of the building permit.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee has reviewed this application on July 30, 2020 and again in August 27, 2020. There are several outstanding comments that remain, which are identified below.

1. Page 15 of the study includes mitigation of the signal timing at the intersection of Bryan Road and Stirling Road. The future total condition with signal optimization brings the intersection LOS from an F to a D in the pm peak hour. As a condition of approval, we would recommend the applicant to coordinate with Broward County the optimization of this signal. It may have to wait for the appropriate time for the traffic conditions to develop in order for Broward County to proceed with the signal optimization as suggested (Traffic Engineering).
2. According to page 28 of the updated traffic study, the applicant will construct right turn deceleration lanes at the two proposed site driveways. The study also indicates that the exact parameters related to these lanes will be determined during the platting process. We recommend having a condition of approval indicating that right turn deceleration lanes will be provided at the two driveways for the 70 Wave and 90 Wave sites, subject to Broward County's conditions of approval process (Traffic Engineering).
3. Table 8 of page 21 of the study points to future deficiencies in the year 2024 for the intersection of Bryan Road and Old Griffin Road. Since this intersection is not currently signalized but will be at a future date, we would recommend including a condition of approval indicating that the capacity of the storage lanes and geometry of this intersection will be reviewed and approved by Broward County as part of the traffic signal approval process (Traffic Engineering).
4. Provide R/W (width/dimensions), NVAL, R/W dedication, and all Easements information on all engineering plans and Site Plan (Engineering).
5. Provide offsite roadway improvements plans with sufficient details. City R/W permit shall be required for offsite improvements. Proposed removal of muck within R/W may impact the existing

underground utilities. Existing utilities shall be protected or reconstructed including WM, gas main and drainage pipes (Engineering).

6. Provide site cross sections with sufficient details in engineering plans. Indicate muck removal, new cut & fill etc. as applicable. The offsite plans cross sections refer to onsite cross sections. The sections shall be provided along all sides of the site (Engineering).
7. Perimeter berm or Type D curb (6" high min.) shall be required to prevent offsite sheet flow.
8. Provide a letter from solid waste management service company accepting the location of dumpster or loading zone (Engineering).
9. The applicant will be responsible for Force Main modeling and upgrading of Lift Station #8 if required. The applicant shall coordinate with Public Services Department (Engineering).
10. Please provide drainage report and calculations indicating storm water retention in project site. Min. Perimeter grade shall be at or above 25-year 72-hour design storm stage. The submitted conceptual calculations are not satisfactory. Hydraulic Conductivity for exfiltration trench shall be based on existing site test results. Provide documentation or tests for drainage well capacity. Well discharge shall only start at elevation 3.50 feet NAVD or 2 feet above water table elevation. Exfiltration trench length shall be twice than required when used for quantity purpose. Provide revised drainage calculations and drainage plans satisfying 25-year storm stage and perimeter berm requirement. The drainage well casing pipe top elevation shall be set at 3.50 feet NAVD to prevent backflow. Revise the drainage well structure detail accordingly. Provide detail for retention area drainage wells (Engineering).
11. All parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. If double line to be utilized then DDG shall specify the requirement (Engineering).
12. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable) (Engineering).
13. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).
14. Detail and complete engineering plans will be required prior to Building and R/W permit approval (Engineering).
15. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering).
16. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).
17. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs

specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV (Engineering).

18. All pavement markings shall be alkyd based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping (Engineering)
19. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA) (Engineering).
20. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
21. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED, SFWMD, etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable (Engineering).
22. RIGHT-OF-WAY: Recorded ROW dedication of 6.1 – 22.5 must be provided (Planning).
23. The proximity to the airport will require FAA review and approval. 2X requested (Planning).
24. PARK IMPACT FEES: Per Resolution No. 2015-071, \$1,825.00 per Single Family/Townhouse dwelling, \$1,364.00 per Multifamily Dwelling, \$1,140.00 per Mobile Home must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. Therefore, \$433,200 (380 X \$1,140) is due for each building at issuance of a building permit (Planning).
25. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049, which established a rate of \$21.26 per p.m. peak hour trip. CRA Traffic Mitigation Fee of \$21.26 per p.m. peak hour trip. The Kimley-Horn Transportation Mitigation Impact Fee Calculation revised, signed and dated 12/2/20 identifies 274.23 adjusted PM Peak Hour Trips for the Wave 70 site plan. Therefore, \$5,830.13 is due prior to issuance of a building permit (Planning).
26. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction (Planning).
27. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit (Planning).

28. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. 2X requested (Planning).
29. PUBLIC ART PROGRAM: Per O-2019-025, New development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city (Planning)
30. The Master Development Plan on page 9 of the DDG shows a pedestrian cross access easement. Prepare easement language for the City Attorney's Office to review before recording it in Broward County Public Record. Must be reviewed and recorded prior to issuance of a building permit (Planning).
31. Enter into a Developers Agreement for creation of park and associated improvements, for separate review and approval by the City Commission (Planning).
32. Identify location of pedestrian cross access easement along east side of the property. 2nd time requested (from Plat comments) (Planning).
33. The applicant has committed to donate \$10,000 to Collins Elementary School in association with this site plan.

Additionally, a Plat application has been submitted for the property that is being processed separately.

CITY COMMISSION PREVIOUS ACTION

On October 28, 2019, the City Commission changed the zoning on the property from Industrial, Research, Office, Marine (IROM) to Planned Small Lot Mixed-Use Development District (PMUD-SL).

On December 8, 2020 the City Commission continued this item.

Recommendation

Approve the Site Plan and Development Design Guidelines for the project with remaining DRC comments as conditions of approval.

RESOLUTION NO. 2020-125

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG) AND SITE PLAN (SP-056-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF DANIA BEACH MARINA CORP. FOR THE PROPERTY GENERALLY LOCATED AT 90 N. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the "Land Development Code" (the "LDC"), Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plans," and Part 3 "Special Zoning Districts," Subpart 5 "Planned Small Lot Mixed-Use Development District (PMUD-SL)," Article 350 "Planned Small Lot Mixed-Use Development District (PMUD-SL)," Section 350-30(R) "Site Plan Approval," site development shall comply with the established PMUD-SL regulations and the approved Development Design Guidelines; and

WHEREAS, LDC Article 350 "Planned Small Lot Mixed-Use Development District (PMUD-SL)," Section 350-40 "Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Requirements," provides that no building permit for a structure or building shall be issued by the City and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG) and an approved final site plan; and

WHEREAS, pursuant to LDC Section 350-40, Kimley-Horn and Associates, on behalf of Dania Beach Marina Corp. (the "Applicant") has submitted the Bryan Road PMUD-SL District 1 (90 Wave) Development Design Guidelines (DDG), attached as Exhibit "C," which provide for the standards and regulations of the future development of the portion of the PMUD-SL (District 1), as legally described in Exhibit "A;" and

WHEREAS, the Applicant has requested Site Plan (SP-056-20) approval to permit the development of a mixed use project with 380 dwelling units and 19,700 sf of commercial uses (integrated with a parking garage) with ground level retail, attached as Exhibit "D," consistent with the DDG, to be located on the property as legally described in Exhibit "A;" and

WHEREAS, the Site Plan (SP-056-20) has been reviewed for compliance with the Bryan Road PMUD-SL District 1 Development Design Guidelines (DDG) in accordance with Article 635 and Article 350 of the LDC; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the Land Development Code; and

WHEREAS, the City Commission finds that the approval of the proposed DDG and Site Plan (SP-056-20) 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; and

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

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

Section 2. That pursuant to Chapter 28, “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plan,” and Part 3 “Special Zoning Districts,” Article 350 “Planned Small Lot Mixed-Use Development District (PMUD-SL),” Section 350-40 “Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Requirements,” the following Site Plan (SP-056-20) attached as Exhibit “D,” which is made a part of and incorporated into this Resolution by reference is approved subject to the conditions contained in Exhibit “B”.

Section 3. That pursuant to LDC Section 635-100 “Expiration of Site Plans,” the Site Plan (SP-056-20) approval shall automatically expire and become null and void eighteen (18) months from the effective date of this Resolution unless the Applicant files a complete building permit application and secures approval of building permits for the improvements shown on the Site Plan within the eighteen (18) month time frame, unless an extension is granted pursuant to the LDC or Florida law.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit "A"
Legal Description

ALL OF PARCEL "A", OF "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A 40 FOOT STRIP OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY BOUNDARY OF SAID PARCEL "A".

PARCEL "A" ALSO DESCRIBED AS:

THE WEST (W.1/2) OF THE SOUTHWEST QUARTER (SW.1/4) OF THE NORTHEAST QUARTER (NE.1/4) OF THE SOUTHEAST QUARTER (SE.1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS THOSE PORTIONS CONVEYED BY WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 802; OFFICIAL RECORDS BOOK 3559, PAGE 291 AND OFFICIAL RECORDS BOOK 5499, PAGE 397, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORDS, IF ANY.

SAID LANDS BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 102954.01 SQUARE FEET OR 2.36 ACRES MORE OR LESS.

Exhibit “B”

Conditions of Approval

1. Page 15 of the study includes mitigation of the signal timing at the intersection of Bryan Road and Stirling Road. The future total condition with signal optimization brings the intersection LOS from an F to a D in the pm peak hour. As a condition of approval, we would recommend the applicant to coordinate with Broward County the optimization of this signal. It may have to wait for the appropriate time for the traffic conditions to develop in order for Broward County to proceed with the signal optimization as suggested (Traffic Engineering).
2. According to page 28 of the updated traffic study, the applicant will construct right turn deceleration lanes at the two proposed site driveways. The study also indicates that the exact parameters related to these lanes will be determined during the platting process. We recommend having a condition of approval indicating that right turn deceleration lanes will be provided at the two driveways for the 70 Wave and 90 Wave sites, subject to Broward County’s conditions of approval process (Traffic Engineering).
3. Table 8 of page 21 of the study points to future deficiencies in the year 2024 for the intersection of Bryan Road and Old Griffin Road. Since this intersection is not currently signalized but will be at a future date, we would recommend including a condition of approval indicating that the capacity of the storage lanes and geometry of this intersection will be reviewed and approved by Broward County as part of the traffic signal approval process (Traffic Engineering).
4. Provide R/W (width/dimensions), NVAL, R/W dedication, and all Easements information on all engineering plans and Site Plan (Engineering).
5. Provide offsite roadway improvements plans with sufficient details. City R/W permit shall be required for offsite improvements. Proposed removal of muck within R/W may impact the existing underground utilities. Existing utilities shall be protected or reconstructed including WM, gas main and drainage pipes (Engineering).
6. Provide site cross sections with sufficient details in engineering plans. Indicate muck removal, new cut & fill etc. as applicable. The offsite plans cross sections refer to onsite cross sections. The sections shall be provided along all sides of the site (Engineering).
7. Perimeter berm or Type D curb (6” high min.) shall be required to prevent offsite sheet flow.
8. Provide a letter from solid waste management service company accepting the location of dumpster or loading zone (Engineering).
9. The applicant will be responsible for Force Main modeling and upgrading of Lift Station #8 if required. The applicant shall coordinate with Public Services Department (Engineering).

10. Please provide drainage report and calculations indicating storm water retention in project site. Min. Perimeter grade shall be at or above 25-year 72-hour design storm stage. The submitted conceptual calculations are not satisfactory. Hydraulic Conductivity for exfiltration trench shall be based on existing site test results. Provide documentation or tests for drainage well capacity. Well discharge shall only start at elevation 3.50 feet NAVD or 2 feet above water table elevation. Exfiltration trench length shall be twice than required when used for quantity purpose. Provide revised drainage calculations and drainage plans satisfying 25-year storm stage and perimeter berm requirement. The drainage well casing pipe top elevation shall be set at 3.50 feet NAVD to prevent backflow. Revise the drainage well structure detail accordingly. Provide detail for retention area drainage wells (Engineering).
11. All parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. If double line to be utilized then DDG shall specify the requirement (Engineering).
12. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable) (Engineering).
13. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).
14. Detail and complete engineering plans will be required prior to Building and R/W permit approval (Engineering).
15. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering).
16. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).
17. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV (Engineering).
18. All pavement markings shall be alkyl based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping (Engineering)
19. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of

Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA) (Engineering).

20. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
21. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED, SFWMD, etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable (Engineering).
22. RIGHT-OF-WAY: Recorded ROW dedication of 6.1 – 22.5 must be provided (Planning).
23. The proximity to the airport will require FAA review and approval. 2X requested (Planning).
24. PARK IMPACT FEES: Per Resolution No. 2015-071, \$1,825.00 per Single Family/Townhouse dwelling, \$1,364.00 per Multifamily Dwelling, \$1,140.00 per Mobile Home must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. Therefore, \$433,200 (380 X \$1,140) is due for each building at issuance of a building permit (Planning).
25. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. Kimley-Horn Transportation Mitigation Impact Fee Calculation dated and signed on 12-2-20 identifies 274.23 adjusted PM Peak Hour Trips. Therefore, \$5,830.15 is due prior to issuance of a building permit (Planning).
26. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction (Planning).
27. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit (Planning).
28. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name

and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. 2X requested (Planning).

29. PUBLIC ART PROGRAM: Per O-2019-025, New development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city (Planning)
30. The Master Development Plan on page 9 of the DDG shows a pedestrian cross access easement. Prepare easement language for the City Attorney's Office to review before recording it in Broward County Public Record. Must be reviewed and recorded prior to issuance of a building permit (Planning).
31. Enter into a Developers Agreement for park improvements, for separate review and approval by the City Commission (Planning).
32. Identify location of pedestrian cross access easement along east side of the property. 2nd time requested (from Plat comments) (Planning).
33. Show location of pedestrian cross access easement running across the entire length of the property on the site plan (Planning).

Exhibit “C”

Bryan Road PMUD-SL District 1 Development Design Guidelines (DDG)

Exhibit “D”
Site Plan

DESIGN GUIDELINES: 90 WAVE AND 70 WAVE



All Renderings are conceptual. City Approved Site and Landscape Plans shall govern.

Prepared for:

DANIA BEACH MARINA CORPORATION



Prepared by:

Kimley»Horn

December 2020

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SECTION 1 INTRODUCTION AND INTENT

(1) INTRODUCTION

Dania Beach Marina Corp, the Applicant for 90 North Bryan Road, 70 and 50 South Bryan Road in the City of Dania Beach is proposing to redevelop the 5.79-acre total site area with a mixed-use development known as “90 and 70 Wave” (“Project”). The project consists of predominately residential and commercial along with office use, the density of which is included later in this document.

The proposed development is designed as an integral part of an emerging mixed-use lifestyle corridor along Bryan Road spurred by the development of Dania Pointe, a large-scale Planned Mixed-Use Development (PMUD) on the west side of Bryan Road.

The development activity within this corridor has resulted in the opportunity for property owners along Bryan Road to redevelop their properties into an innovative and compatible mixed-use development. As such, these properties have been rezoned to a newly created Planned Mixed-Use Development-Small Lot (PMUD-SL) zoning district, known as the Bryan Road Corridor PMUD-SL (see Figure 2).

The Dania Beach Marina PMUD-SL (District 1) zoning application included a Master Development Plan (“MDP”) (Figure 3) illustrating two (2) districts. This MDP conceptually illustrates the Bryan Road street section, building envelopes and setbacks in order to provide consistency and continuity within the Bryan Road Corridor PMUD-SL. The design guidelines in this document shall apply only to District 1, located at 90 North Bryan Road, 70 South Bryan Rd and 50 South Bryan Road (see Figure 4).

The District 1 PMUD area is 5.92 acres which contributes to the minimum 10-acre requirement set forth in the PMUD-SL for both District 1 and District 2. PMUD area is measured from the centerline of the immediately adjacent roadways and the eastern property boundaries as applicable, thus the reason it is larger than the total site area for District 1 previously mentioned. The property is currently zoned PMUD-SL with an underlying land use of Regional Activity Center (RAC) within the City’s Community Redevelopment Area (“CRA”) (see Figure 2).

The nearby properties are zoned:

Direction of Nearby Properties	Zoning
South (District 2)	PMUD-SL
East (adjacent canal)	NBHD-RES, IROM and IG
West	PMUD/IROM
North	IROM

The properties to the east of the canal are zoned Neighborhood Residential (NBHD-RES) and General Industrial (IG). Two parcels without an assigned zoning district, are owned by the South Florida Water Management District and separate the District 1 property from the NBHD-RES property. The property to the west, commonly known as Dania Pointe, is zoned Planned Mixed-Use Development (PMUD).

Figure 1: Location Map



The conceptual master plans and design guidelines of this report collectively called “development design guidelines” are designed to best achieve the common goals of the Bryan Road Corridor PMUD-SL and the City of Dania Beach to continue to provide world class destinations and services to the residents of Dania Beach and east Broward County. As proposed, the Master Development Plan (MDP) is broken down into two (2) districts; District 1 (Commercial-Office-Residential-Hotel-Marina) and District 2. District 1 represents approximately 2/3 of the MDP spanning from NW 1st Street on the north to just south of Arrow Place on the south. The properties seek to take advantage of the waterfront at the rear of their properties to provide private amenities, including docking facilities and walkways along the waterfront. Where feasible, that no public ROW impedes, and that both property owners agree, pedestrian cross access is allowed between the districts. This cross-access easement is intended to be a designed amenity such as a continuous boardwalk, sidewalk or

waterfront feature as allowed by the City of Dania Beach, SFWMD and USACE. Each District would be responsible for their respective portion of the cross-access with each respective site plan submittal.

(2) INTENT

The Dania Beach RAC land use designation is intended to provide the needed flexibility to permit increased development intensity on certain sites without the need to process site specific land use plan amendments. The PMUD zoning district adjacent to the property furthers the intent of the City's redevelopment plans by supporting large-scale mixed-use development with direct access to an arterial roadway within the RAC. The City's Land Development Code reserves the PMUD zoning designation for properties that have a minimum size of fifty (50) acres of contiguous land. Thus, a new PMUD-SL district was created for properties that do not meet the minimum 50-acre requirement.

The intent of these design guidelines is to create parameters for District 1 based on the documentation of existing conditions as well as planning for future expansion. The Master Development Plan was required for District 1 to rezone from C-3 and IROM to PMUD-SL which occurred in 2019, (ORD #2019-018, see appendix). The District 1 design guidelines control specific development standards or bulk regulations for District 1. The design guidelines further require architectural, landscaping and design features that would be consistent within District 1 and compatible with elements of the Bryan Road PMUD-SL Master Development Plan, particularly landscaping, pedestrian lighting and hardscape within the Bryan Road Corridor as illustrated in the Bryan Road PMUD-SL Plan and Street Sections.

ZONING MAP

Figure 2: Zoning Map



SECTION 2 DEFINITIONS

Refer to the City of Dania Beach Code of Ordinance Section 725-30 for applicable definitions unless otherwise noted and defined herein.

SECTION 3 PERMITTED USES

The PMUD-SL may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, recreation, office and employment center. A functional mix of uses should be provided and may be horizontally and vertically mixed within a building(s) as well as within the PMUD-SL as regulated in these design guidelines. All permitted, conditional, special exception, restricted or prohibited uses within the PMUD-SL shall be identified and established below (see Exhibit 1: Permitted Uses; Exhibit 2: Conditional Uses; Exhibit 3: Prohibited Uses).

Exhibit 1: Permitted Uses

Permitted Uses
(1) Residential (Live/Work)
(2) Commercial
(3) Office
(4) Hotel
(5) Marina
(6) Personal Trainer
(7) Pet Groomer

Specific uses include the following:

- (1) Community meeting rooms, recreational facilities, private clubs and other places of public assembly accessory to the residential or hotel use.
- (2) Retail and service establishments including grocery stores, restaurants, bars or taverns for on-premises consumption of alcoholic beverages, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, deli, baked goods/bakery including those within a retail/grocery store and other similar uses, watercraft rentals and marine uses.
- (3) Art studios and retail shops.
- (4) Open-air cafes and restaurants.
- (5) Residential including multifamily.
- (6) Hotels.
- (7) Business, medical, dental and other professional offices.
- (8) *Live/Work* unit is defined as a residential dwelling unit which may, at the resident's option, contains a commercial component operated by the resident of the dwelling unit.

Exhibit 2: Conditional Uses, Special Exceptions or Restricted Uses

Conditional Uses, Special Exceptions or Restricted Uses
None

Exhibit 3: Prohibited Uses – Any use not specifically identified as permitted, will be considered prohibited.

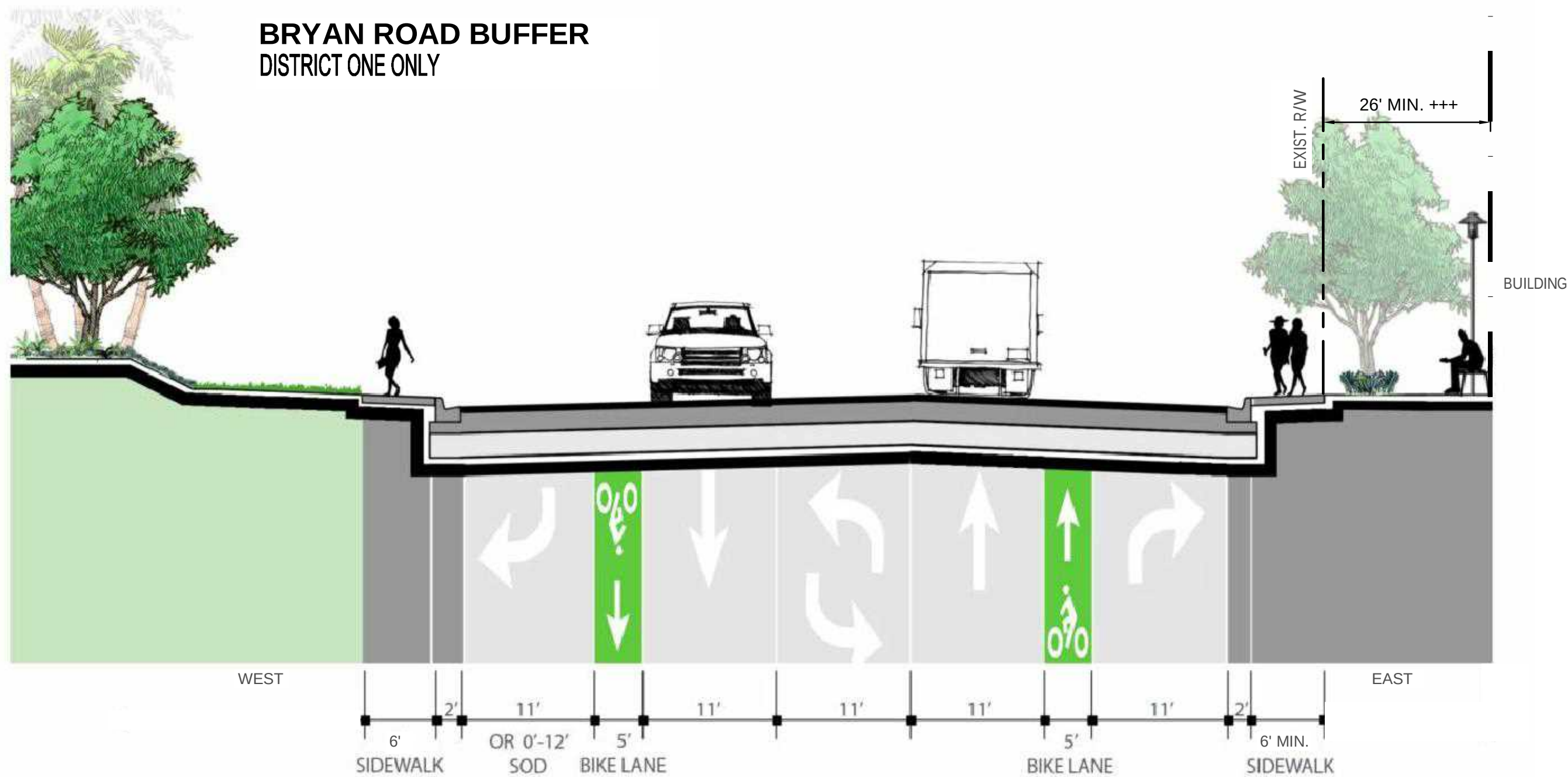
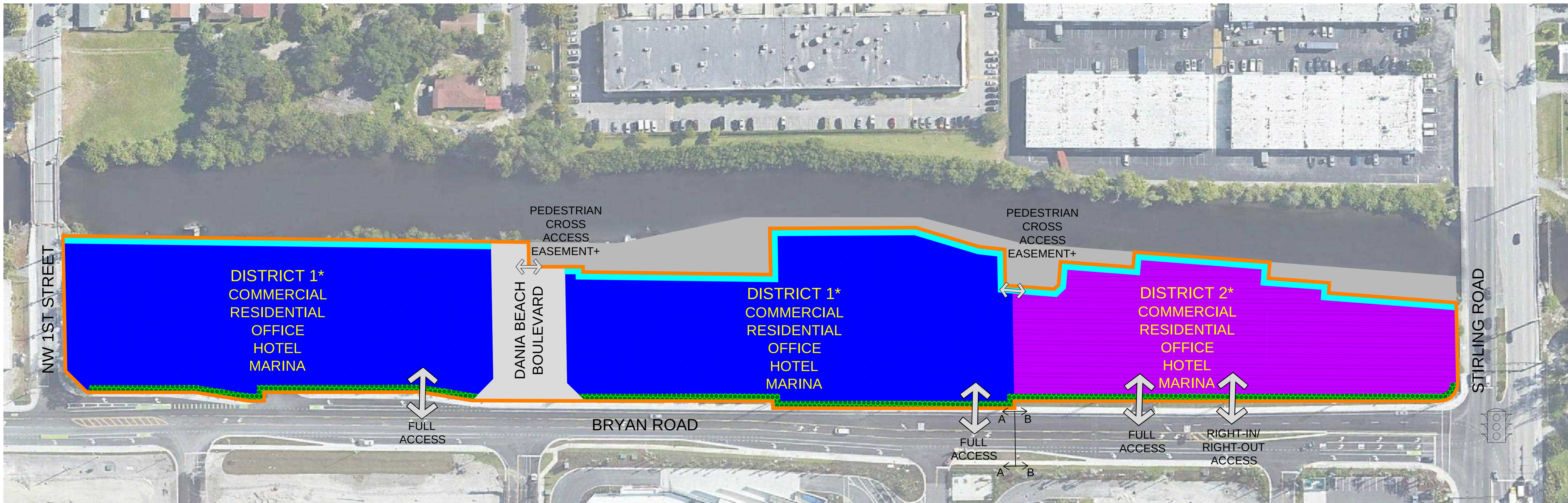
Prohibited Uses
(1) Any use not specifically identified as a permitted use will be considered a prohibited use unless otherwise approved by the City of Dania Beach.

SECTION 4 DISTRICT 1 MASTER DEVELOPMENT PLAN

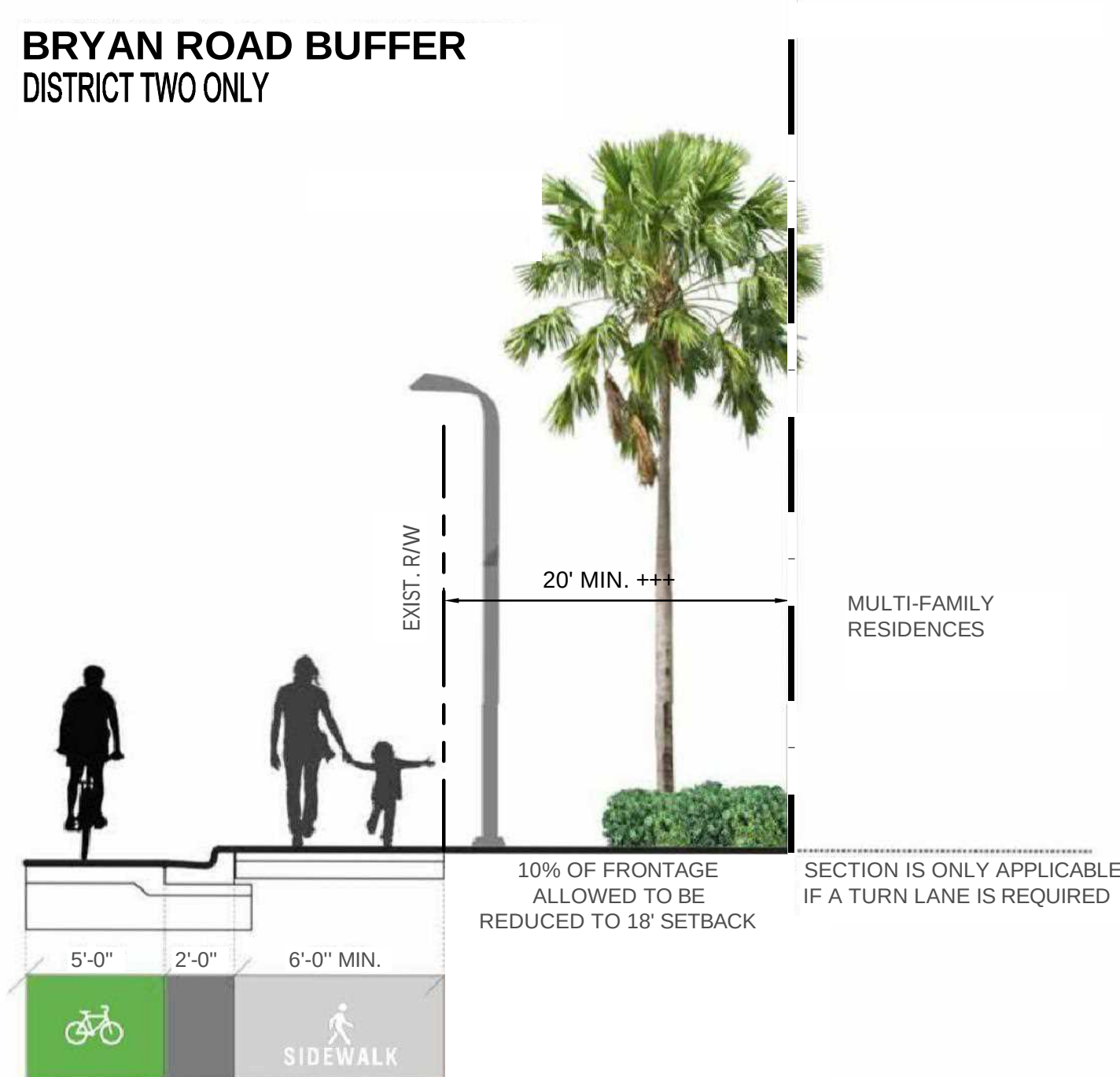
MASTER DEVELOPMENT PLAN

The Master Development Plan (“MDP”) is the guide for establishing certain development regulations and criteria for the ultimate build-out of the Bryan Road Corridor PMUD-SL along the frontage of District 1. The MDP provides conceptual graphics to designate elements of the proposed development including building setbacks, site access, and streetscape design. As proposed, Section 5 includes Development Standards, Architectural Standards, Landscape and Irrigation Standards, and Sign Standards. Section 6 includes Utility Provider and Service Standards.

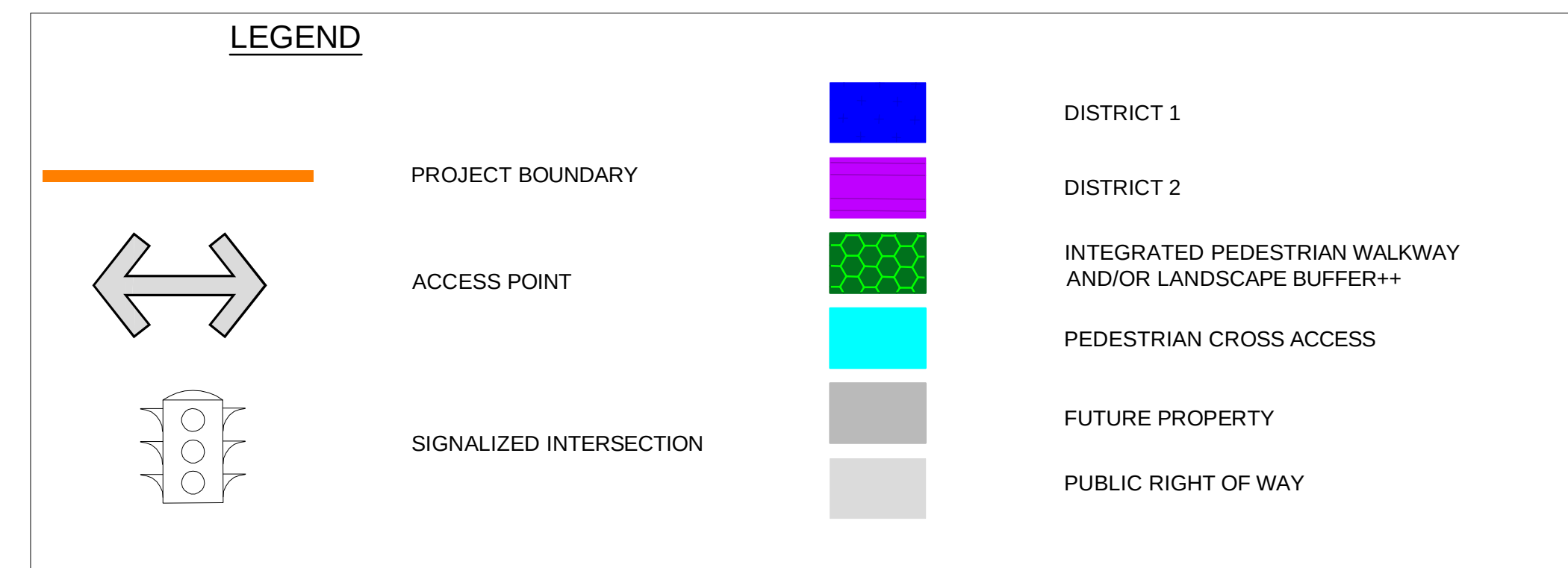
Plotted By: Lawson, Jacob
Sheet Set: Kimley-Horn Master Development Plan - October 28, 2019 07:36:08am
K:\V\B\DEV\147706000 Dania Beach Marina\CAD Exhibits\MASTER DEVELOPMENT PLAN\Master Development Plan.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING BRYAN ROAD - SECTION A



EXISTING BRYAN ROAD - SECTION B



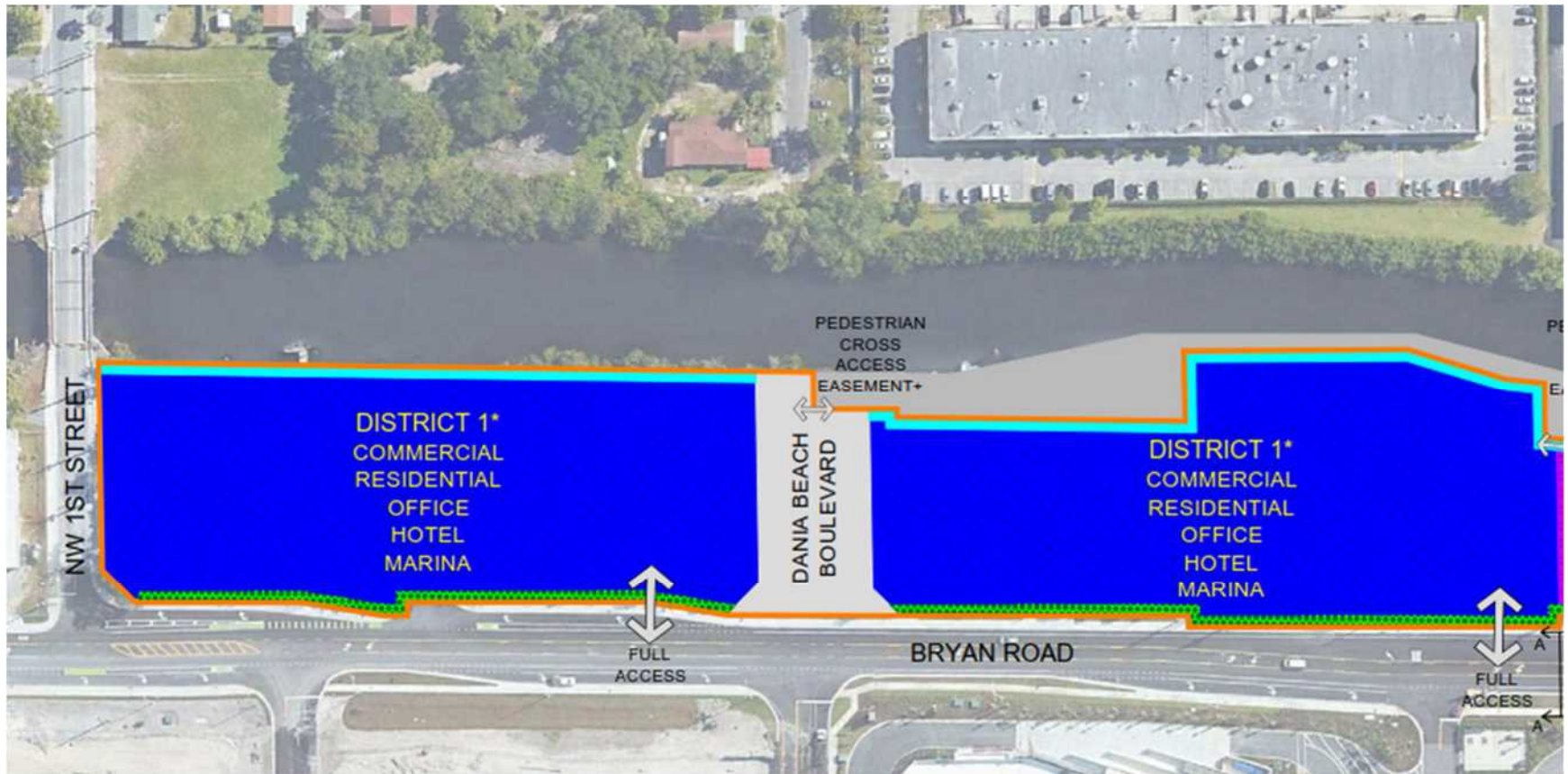
* NUMERICAL DESIGNATION OF DISTRICTS IS TO SIGNIFY SEPARATION OF SITE PLANS AND DEVELOPMENT DESIGN GUIDELINES

+ PEDESTRIAN CROSS ACCESS EASEMENT TO BE ESTABLISHED AT NOTED LOCATIONS

++ INTEGRATED PEDESTRIAN WALKWAY AND LANDSCAPE TO INCLUDE STREET CANOPY AND ORNAMENTAL TREES CONSISTENT WITH BEST LANDSCAPING PRACTICES AND AS CONSISTENT WITH THE BRYAN ROAD CROSS SECTIONS. AREA TO ALSO INCLUDE A MINIMUM 6 FOOT WIDE SIDEWALK WITH ORNATE TRASH RECEPTACLES, BENCHES, PEDESTRIAN LIGHTING AND BUS SHELTER WHERE DEEMED NECESSARY. 35 FT TREE SPACING ALONG BRYAN ROAD

+++ REQUIRED MINIMUM BUILDING SETBACK INCLUDES AREA FOR FUTURE EXPANSION OF BRYAN ROAD.

Figure 4: District 1 Master Development Plan



ILLUSTRATIVE GRAPHICS OF BUILDING TYPOLOGIES

Figure 5: *West View*





Figure 6: North Elevation



Figure 7: *South Elevation*



SECTION 5 DEVELOPMENT STANDARDS

(1) INTENT

Development standards includes those items generally pertaining to the height, perimeter setbacks, orientation, design standards, landscaping, parking, development themes, visual appearance and others as included herein.

(2) COMPATIBILITY

The District 1 design guidelines have been developed based on existing site features, available infrastructure, and the adjacent properties. The Project provides a sustainable mix of compatible land uses both internally and externally with adjacent properties (such as Dania Pointe and those found within the MDP) and, more importantly, provides flexibility to best respond to current and future land uses, changes in building and development patterns and changes to community demographics. Additionally, it provides external compatibility with surrounding properties similarly located within the City's RAC and encouraging compatible land uses to those permitted under the PMUD-SL zoning. In encouraging residential compatibility, PMUD-SL zoning is an effective land use control promoting high quality, compact mixed-use development complemented by commercial and recreation uses with a high level of access to surrounding developments and amenities. These elements form the basis for an attractive community and contribute to improved health, safety, and welfare for residents.

(3) DENSITY AND INTENSITY

The density and intensity of land uses within a PMUD-SL shall be consistent with the Dania Beach RAC provisions set forth in the Future Land Use Element of the City's Comprehensive Plan. As proposed, Bryan Road PMUD-SL District 1 is proposing the following maximum entitlement:

Residential Units		Non-Residential	
Maximum number of units	760	Maximum SF	70,000 (includes square footage which may be associated with Live/work units)

(4) LOT COVERAGE, PERVIOUS AREA, AND OPEN SPACE

Lot coverage and pervious area minimums for any lot within, or combination of lots as may be separated by a public ROW, or as the whole of District 1 may be described in accordance with those enumerations in Exhibit 4. *Pervious area* is defined as land surface that presents an opportunity for precipitation to infiltrate directly into the ground. *Open space* is defined as an area that is unencumbered by principal buildings, structures, private streets, driveways, and vehicular use areas. Any space that consists of sidewalk, water, docks, hardscape, pedestrian area, and utility areas may be considered open space. *FAR* is defined in Sec. 725 of the Code and Open-air amenities or floor space not enclosed is not to be counted therein. There is not proposed to be any minimum lot area within the development and if special tax parcels or other parcels are created, it is not the intent to impose these standards or any section of the City code on the individual parcels. The standards shall apply to the entire District 1.

Exhibit 4: Lot Coverage, Pervious Area, & Open Space

Principle Building Coverage	60% Maximum
Pervious Area	5% Minimum
Open Space	35% Minimum
FAR	4.75 Maximum

(5) MINIMUM SETBACKS AND ROADWAY EASEMENT

The following District 1 criteria is established for principal building setback purposes based on the abutting existing right of way lines.

Exhibit 5: Setbacks and Roadway Easement

	Minimum	Location Description
NW 1 st Street	15'	Side
Interior	10'	Side
Bryan Rd Existing ROW	26'	Front
Bryan Rd Proposed ROW	15'	Front
Dania Beach Blvd	14'	Side
C-10 Canal*	0'	Rear

*measured from property line

Docks, floating docks, seawalls or pavilion structures are allowed to encroach into the area beyond the seawall as long as they are located within property lines. A minimum ten (10') foot wide pedestrian cross-access easement shall be dedicated within the rear property as permitted and allowed by the City of Dania Beach, South Florida Water Management District, USACE and adjacent property owners.

The appurtenances such as balconies, screening or signage are allowed to overhang into any setback up to a maximum of 7.5'. The building setback is allowed to be reduced in the event a right-of-way dedication is required by an agency in the future and authorized by the City of Dania Beach.

(6) BUILDING SEPARATION

Dania Beach Marina represents a mixed-use integrated site design where principal and accessory buildings/structures are interconnected into one (1) unified building structure per lot or combinations thereof. Due to the nature of the development, no building separation standard is proposed. The District 1 buildings will be separated by the public right of way in Dania Beach Boulevard or potential future pedestrian area and setbacks identified in Section 5 above. In the event that this right of way is added into the development and a building is added, the minimum building separation may still be zero feet as approved by the Fire Marshal.

(7) BUILDING HEIGHT

As proposed, the Project is proposing a maximum building height of 188' above finished floor elevation, which height will include appurtenances, architectural features, front facades or similar design features that may be attached to a building.

(8) PUBLIC ACCESS & CIRCULATION

Each building use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement areas. Such paved access at the ultimate right of way line shall be a minimum of 24 feet wide at the existing property line for two-way traffic. The City shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services, and to generally ensure the health and safety of the residents. A minimum ten (10') foot wide pedestrian cross-access easement shall be dedicated within the rear property as permitted and allowed by the City of Dania Beach, South Florida Water Management District, USACE and the adjacent property owners.

District 1 will be allowed to have a continuous and connected pedestrian circulation system throughout District 1 for all buildings and uses, parking, transit and other common areas by way of the public ROW along Bryan Rd. District 1 shall have the ability to interconnect via any public function that is situated between any non-consecutive or noncontiguous lots of District 1. The property will be interconnected with District 2 of the PMUD-SL for all buildings and uses, parking, transit and common areas by way of the public ROW along Bryan Rd. Furthermore, the PMUD-SL shall be allowed to foster the use of alternative modes of transportation, which will include pedestrian, bicycle, transit, and potentially non-motorized or motorized marine vessels through measures which can include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, and posting of transit route information, as applicable.

(9) OFF-STREET PARKING, STRUCTURED PARKING & LOADING

The proposed mixed-use development within District 1 has the ability to share parking facilities, surface, structured and on-street parking as needed. In addition, parking facilities shall be subject to the following;

- (1) No parking space may encroach, hinder or otherwise block a public roadway.
- (2) Off-Street Parking, Tandem Parking and Lift Parking may be provided as angled or 90-degree parking stalls with a minimum dimension of eight and one-half (8.5) feet wide by eighteen (18) feet deep measured along the angle of space.
- (3) Off-Street Parallel parking may be provided with a minimum dimension of nine (9) feet wide by twenty-two (22) feet deep.
- (4) Lift Parking and Tandem Parking may be used to satisfy minimum parking requirements.
- (5) Parking Drive-Aisles may be reduced to 22 ft as only necessary.
- (6) Parking Garage Columns shall be located within 2' of the entrance of a parking space.
- (7) Parking Structure - Speed Ramp not to exceed 17%.
- (8) Parking Structure - Park on Ramp not to exceed 6.68%
- (9) The clearance between a parking space and a wall (excluding columns) other solid obstruction shall be a minimum of 1 foot only. The application thereof is at the discretion of the Land Development Director.
- (10) Wheel stops may be a maximum of 6 inches in height.

Parking ratios are based on the purpose and intent of alternate parking standards described in Sec. 265-60 and the intent of the parking reductions for mixed use developments methodology described in Sec. 265-90 of the Dania Beach Land Development Code. Warranted parking ratios are also based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All required parking for this establishment is met by the required ratios listed herein.

The development intends to implement and contribute to the Dania Beach Regional Activity Center purpose of “creating a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and providing an attractive destination for tourists and local citizens”, which is reflected in the parking ratios provided within the Development Design Guidelines (DDGs). The development is supportive of and promotes a “car-free” or “car-optional” lifestyle through a mixture of proximity to uses that fulfill daily needs (i.e. grocery, fitness, pharmacy, employment), increased supply of bicycle parking spaces, access to transit and ridesharing services, and a robust parking & mobility demand management plan. Through the management of parking, the development will provide the following off-street parking ratios:

Exhibit 6: Off-Street Parking

Required Parking Calculation	1.3 spaces per residential unit or live/work unit, 1 space per 250 SF of General Commercial Live/work units are parked as 100% residential and not Commercial
Bicycle Parking	Minimum 5% of Vehicle Parking for Residential Minimum 10% of Vehicle Parking for Nonresidential

Service areas including loading/unloading spaces shall be designed to include screen walls, landscaping, or other treatments to limit the visibility of the service area to the adjacent public street. Service areas shall be located outside of a public roadway and where practical, off of private drives, and identified through signage or other similar means. Accessible parking is to be provided based on the premise of the available self-park spaces.

Loading/unloading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of the site, loading and unloading shall reside in the designated loading and unloading areas which may be within the parking garage. In no circumstance should loading or unloading occur in the public right-of-way unless for emergency purposes only. The sharing of such spaces (areas) between individual tenants, uses and buildings within District 1 shall be permitted. As proposed, Dania Beach Marina Redevelopment is providing the following off-street loading spaces:

Exhibit 7: Off-Street Loading

Off Street Loading Areas (minimum of 1 space)	(1) 12'x35' Berth per Building
---	--------------------------------

(10) VALET PARKING & RESERVED PARKING

Up to one-hundred (100) percent of the required number of parking spaces for a use may be provided as valet parking by which attendants receive, park and deliver the automobile of occupants, tenants, customers

and visitors, with or without charge. The intent of the development is for the ability of the valet to be an amenity use of the facility.

The operator must possess a valid city issued Certificate of Use, BRT and local business tax receipt for a valet service and prior to its operation. Each valet must be an employee of the operator and each must possess a valid State of Florida driver license. The operator shall have sufficient valets working at all times to avoid excessive stacking in the valet drop-off area. No excessive stacking shall exist when vehicles stacked for valet drop-off or pick-up extend into any drive aisle and impede the flow of routine traffic.

ARCHITECTURAL STANDARDS

(1) INTENT

Buildings, their overall massing and their facades should be designed to communicate a high quality, signature character with a wide appeal to a wide audience. The design should be capable of communicating the type of use being housed within the edifice.

(2) DESIGN ELEMENTS

The use of asymmetry may be utilized strategically to impart interest and relief in the design of the façade.

The design should modulate abutting wall planes and provide articulations through juxtaposed and recessed stacks and where possible. Additionally, the framing or boxing of overall façade elements and the use of double-height elements may be encouraged to provide a sense of scale and legibility to the façade. These may be further enhanced by articulating the boundaries of windows or distinguishing entire stacks of façade elements in a contrasting trim color.

The symmetry and clean lines could be further enhanced by the aluminum railings designed in a horizontal fashion. The color of the railings should be complimentary to the building color. Exterior windows and sliding doors should make use of transparency, while attempting to mediate heat gain, if feasible.

The color schemes should be made-up of a palette of contrasting and complimentary colors in light hues that are responsive to the local identity of the South Florida climate and experience.

(3) ARCHITECTURAL STYLES

The architectural style employed is a sub-tropical modern, contemporary design with design features responsive the international appeal of the South Florida region. It should accentuate sleek, clean geometric lines, overall symmetry and a balanced composition.

(4) BUILDING MATERIALS

Building materials shall be as approved by the Florida Building Code and the City. CBS construction, metal frame and or tilt-up methods may be employed. Finished walls may be finished in stucco, sealed and painted. Where desired, the use of a cladding material may be employed, provided it is consistent with the identity of

the overall design and character of the building. Materials should be true and they should prove to be long-lasting. Parapets or flat roofs are allowed.

Sliding Glass Doors and windows may use “Impact” glass, as approved by the Florida Building Code. Glass exterior doors from the lobby, amenity facilities, and retail areas may use impact, clear glass as approved by the Florida Building Code. Solid exterior doors may be hurricane-rated steel doors under the Florida Building Code.

Varying window heights and sizes can be provided to breakdown the overall scale of the façade. Corner glazing can be floor to ceiling to emphasize building edges.

(5) DECORATIVE BALCONIES

Residential unit balconies should provide relief to the façade such that they protrude or recess from the main building plane. Balcony railings shall be decorative in nature to be complementary to the architectural style of the building.

(6) SITE LIGHTING

District 1 is permitted to allow site lighting consistent with the table below:

Exhibit 8: Lighting Standards

Fixture Height	Lighting fixtures shall be a maximum of 25 feet in height.
Light Source	Both LED and Metal Halide fixtures are permitted.
Light Levels	Minimum average light levels of one (1) light foot-candle in pedestrian areas. Maximum light spillage of 0.5 foot candles along areas that front residentially zoned or used land.

In addition, District 1 lighting standards shall be consistent with the MDP per the PMUD-SL. Any right-of-way photometrics are to be supplied by the agency having jurisdiction at the jurisdiction's expense. District 1 is permitted to have decorative/enhanced lighting to accentuate landscaping or architectural elements i.e. up lighting.

(7) NOISE MITIGATION

Hours for music and entertainment. Music, singing and other forms of entertainment whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the District, and in addition music, singing and entertainment shall be permitted outdoors within the district, however, such outdoor music, singing and entertainment shall not be permitted between the hours of 10:00 p.m. and 10:00 a.m. during weekdays and 11:00 p.m. and 10:00 a.m. on Friday, Saturday, Sunday and legal holidays. Businesses which intend to have outdoor music and entertainment will incorporate noise mitigation measures which may include materials to the extent needed, which mitigate the noise pollution. The logia areas will incorporate sound baffles and/or noise canceling technology in areas where outdoor music is incorporated.

Notwithstanding the foregoing, outdoor music and entertainment whether amplified or not, shall not be permitted in a manner which is plainly audible from a residential property for a period of one (1) continuous minute or longer. Residential property is defined as a property which is zoned Neighborhood Residential (NBHD) and occupied by a residential structure. For purposes of this section, compliance with this section shall be determined by standing on or within the real property line of the complainant's residential property.

LANDSCAPE DESIGN STANDARDS

(1) INTENT

The landscape subsection is intended to establish design standards for the planting and irrigation surrounding the site which shall be integrally designed to enhance the high-quality signature character and visual interest of District 1 while implementing Florida Friendly principles. Landscaping shall be used and located throughout the development to provide a pedestrian friendly environment for visitors and residents alike. The purpose of these provisions is to establish buffering and landscaping guidelines. The project has been designed to require buffering based upon the proximity and style of the building near the public right of way. Additionally, the project's location on a canal allows for a unique opportunity to provide environmental features and benefits where possible.

(2) DEFINITIONS

Refer to Code Section 825-50 for landscape/tree preservation related definitions unless otherwise noted herein.

(3) GREEN DESIGN PRACTICES

The Green Design Practices subsection is intended to encourage the use of recycled materials, energy efficient design, water conservation, and green building standards. Charging stations may be provided for 1 % of parking spaces within the garage. Recycling bins shall be provided to the residents. The units will be designed with energy efficient air conditioners and toilets. Showers may be water conserving and other appliances can include energy efficient standards. The irrigation system shall be designed to conserve water as well as provide a rain sensor.

(4) GENERAL LANDSCAPE & IRRIGATION STANDARDS

The General Landscape Standards subsection is intended to encourage landscaping as a tool to enhance the pedestrian experience, provide beautification, provide a delineation of access, enhance features and architecture and provide environmental enhancement and preserve the natural edge along the east property line where possible. Pedestrian areas along Bryan Road shall include canopy trees which provide shade and aesthetic enhancements without conflicting with vehicles or pedestrian movement. Florida-friendly plants and landscaping principles shall be implemented in this mixed-use landscaping project. Florida-friendly principles will be followed so that a large percentage of native species are specified to conserve water and preserve natural resources.

1. Plant Material:

- a. The plant palette used for District 1 shall be composed of a minimum of 50 percent native species for trees, shrubs and groundcovers.
2. Due to the narrow nature of the property along Bryan Road, in District 1, tree cutouts within sidewalks or paver areas and other publicly accessible plaza areas shall be provided where possible to enhance the pedestrian experience. Palms or canopy trees can be provided to enhance the building façade.
3. Root barriers:
 - a. Canopy trees installed within ten (10) feet of utilities or a sidewalk shall provide a root barrier.
4. Schematic Irrigation plan submittals will be provided per City Code for the construction permit submittals.
5. Pervious area and open space minimums are to be consistent with that which is required by these development design guidelines.

(5) BUFFERS & SCREENING

The Buffers and Screening subsection is intended to protect the views of the residents and adjacent property owners while establishing defined edges for the resident's safety and security.

(A) Buffer Dimension and Design: The following establishes the minimum buffer design requirements and minimum widths:

1. C-10 Canal Buffer: Per code section 275-90(b)(1), when multi-family is adjacent to public right of way, there is no specific buffer requirement, especially as there is a canal right of way; however, existing native Mangrove trees exist in the SFWMD right of way and shall be preserved unless modified by permit from SFWMD or USACE. Potted trees/palms can be utilized to meet any buffer requirements along the canal as long as they are semi-permanent structures. This, or a mixture of potted plants along with the utilization of the green screen if desired, can be considered sufficient to meet any requirements. C-10 Canal Buffer to read that the trademarked Greenscreen® (Greenscreen.com) will be utilized in situations where the potted trees/palms cannot be provided.
2. NW 1st St. Buffer: The North Buffer shall include a minimum 5' wide landscape buffer which contains one canopy tree per 40 lineal feet and a continuous hedgerow. If overhead utilities limit tree height, 1 palm or understory tree per 40 LF.
3. Interior (Adjacent to District 2): The South Buffer shall include a minimum 5' wide landscape buffer which contains one canopy tree per 40 lineal feet and a continuous hedgerow.
4. Bryan Rd Buffer: The West Buffer shall include a minimum of 1 canopy per 35 lineal feet. Where conflicts with Architectural elements occur, palms may be utilized in lieu of a canopy. Additionally, tree cut outs may have shrub and/or other ground cover plant material. Pedestrian amenity areas with outdoor seating and plaza areas shall be provided where feasible and consistent with the overall architecture and site design. Within the area of future right-of-way dedication, it shall be permitted to install native grasses or sod.
5. Dania Beach Blvd Buffer: See Exhibit below.
6. Within landscape buffers, the required trees and shrubs may be clustered to provide view corridors to signage and allow for clearance for utilities, drainage and visibility at intersections.

- The distance between landscape cluster areas shall not exceed 50 feet subject to the location of roadways, driveways, signage and/or infrastructure.
- Any property screening may include vinyl coated fencing in combination with identified hedging materials at the sole discretion of the developer. Screen walls or buffer walls are not permitted in any scenario.

Exhibit 9: Buffer Summary Table

Buffer	Minimum Width*	Planting Requirements
NW 1 st Street	5'	1 canopy/ 40 LF + hedge (unless overhead utilities)
Interior	5'	1 canopy/ 40 LF + hedge (unless overhead utilities)
Bryan Rd Existing ROW	8'	1 canopy/ 35 LF (Where conflicts with Architectural elements occur, palms may be utilized in lieu of a canopy).
Bryan Rd Proposed ROW	8'	1 canopy/ 35 LF (Where conflicts with Architectural elements occur, palms may be utilized in lieu of a canopy).
Dania Beach Blvd	5'	3 understory/palm / 40 LF**
C-10 Canal*	Not Applicable**	1 tree and 10 shrubs / 80 LF

*measured from property line

**No width provided; buffer is provided as approved by City staff

** 3 understory may equate to a canopy tree

SIGN DESIGN STANDARDS

(1) INTENT

The sign subsection is intended to establish graphics that provide for establishment identification and directional communication, while allowing the creation of unique and informative signs. The objective of quality signage and graphics is to present a clear hierarchy of information, direction and organization. Conformity in style, materials and location of signage will be a major element in establishing the design theme continuity with the Dania Beach Marina Redevelopment design guidelines. All vehicular signs shall conform with the FDOT Index 546 sight triangle requirements.

(2) GENERAL SIGN REGULATIONS

All signs to follow the requirements of the Land Development Code Article 505 sections 505-10, 505-20, 505-30, 505-40, 505-50 and 505-90, unless otherwise noted herein.

Exhibit 10: Signage Summary Table

	Maximum
Building Identification	10% of Building Façade
	Consistent with overall design and color
Tenant Identification	One (1) sign per column bay, as needed
	Two (2) feet tall by twenty-five (26) feet in width
	Consistent with overall design, color and tenant requirements

UTILITY PROVIDER AND SERVICE

Water and wastewater service is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Dania Beach. Utilities are intended to be designed and developed as private infrastructure connecting to public systems. Lift Stations are to be constructed as private stations. All utilities beyond the point of service are private facilities. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as follows:

- 10' where similar utility lines are installed separately and horizontally separated by the FDEP minimum of 3 ft; or
- 20' where differing utility lines are co-located

Easements will be dedicated to the City via a separate instrument; a plat shall not be required. Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

CITY OF DANIA BEACH REVIEW PROCESS

In accordance with the purpose and intent of the Planned Mixed-Use Development District, and to encourage and facilitate quality development and redevelopment within the Regional Activity Center, the following changes, modifications, or amendments to the approved DDG, including the Master Development Plan (MDP), or site plan shall be considered Minor deviations and subject to the administrative review process described in Section 340-40(D)(6).

APPENDIX

ORDINANCE NO. 2019-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST, MADE BY STEPHANIE J. TOOTHAKER, ESQ. P.A. (TOOTHAKER.ORG) AND GREENSPOON MARDER, ON BEHALF OF DANIA BEACH MARINA CORP, NV MARINA HOLDINGS LLC, RJ MARINA HOLDINGS LLC, AND PROJECT USA LLC, TO REZONE (RZ-104-19) THE PROPERTIES GENERALLY LOCATED AT 90 NORTH BRYAN ROAD, 50 SOUTH BRYAN ROAD, 70 SOUTH BRYAN ROAD, AND 150 SOUTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) AND GENERAL BUSINESS (C-3) TO PLANNED SMALL LOT MIXED-USE DEVELOPMENT (PMUD-SL), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled "Land Development Code," (LDC) of Part 6, entitled "Development Review Procedures and Requirements," Article 645 "Rezoning" (the "City Code"), Dania Beach Marina Corp, NV Marina Holdings LLC, RJ Marina Holdings LLC, and Project USA LLC (the "Applicants") have applied to the City of Dania Beach (the "City") for approval of a Rezoning (RZ-104-19) from IROM and C-3 to PMUD-SL for property generally located at 90 North Bryan Road, 50 South Bryan Road, 70 South Bryan Road, and 150 South Bryan, as legally described in Exhibit "A;" and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency (the "LPA"), held a duly advertised public hearing on September 18, 2019 and recommended approval of the Rezoning (RZ-104-19) request; 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 (RZ-104-19) will protect the public health, safety, and welfare of the residents of the City, and further 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. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a part of a specific part of this Ordinance.

Section 2. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 645 "Rezoning," the Rezoning request (RZ-104-19) from IROM and C-3 to PMUD-SL, for the property generally located at 90 North Bryan Road, 50 South Bryan Road, 70 South Bryan Road, and 150 South Bryan, as legally described in Exhibit "A," is approved.

Section 3. 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 deferral agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to first 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.

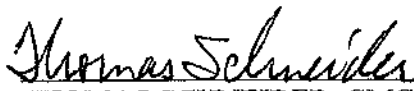
Section 5. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 6. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on October 7, 2019.

PASSED AND ADOPTED on second reading on October 28, 2019.

ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK




LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

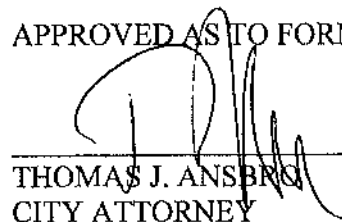

THOMAS J. ANSBORG
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS ALL OF THAT PORTION LYING EASTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEAR SOUTH 87 DEGREES 26 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SE 1/4 (CENTERLINE OF NW 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 1674.9 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE, SOUTH 89 DEGREES, 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 118 FEET FROM THE LAST POINT OF DEFLECTION; THENCE, NORTH 87 DEGREES 05 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.0 FEET; THENCE, SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 70 FEET; MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALSO LESS THE WEST 30.0 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

ALSO LESS ALL THAT PORTION OF THE SOUTH 10.0 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)

OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-10 RIGHT OF WAY.

AND

THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST. LESS ALL OF THAT PORTION LYING EASTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEAR SOUTH 87 DEGREES 26 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SE 1/4 (CENTERLINE OF N.W. 2ND STREET), A DISTANCE OF 1111.05 FEET; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 1674.9 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SE 1/4 OF SAID SECTION; THENCE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE, SOUTH 89 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE, SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SE 1/4 OF SAID SECTION AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALSO LESS THE WEST 30.0 FEET OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

TOGETHER WITH (CANAL PORTION)

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE SOUTH 87°26'41" WEST (BASIS OF BEARING), ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 (CENTERLINE OF NORTHWEST 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 00°50'21" EAST, A DISTANCE OF 1677.24 FEET, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE, NORTH 87°23'42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°23'42" EAST, A DISTANCE OF 28.82 FEET; THENCE SOUTH 01°58'30" EAST, A DISTANCE OF 201.92 FEET; THENCE SOUTH 15°11'27" WEST, A DISTANCE OF 92.10 FEET; THENCE SOUTH 04°24'06" WEST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 87°25'33" WEST, A DISTANCE OF 49.86 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT C-10 CANAL RIGHT OF WAY; THENCE NORTH 02°46'39" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.99 FEET; THENCE SOUTH 87°13'21" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 02°46'99" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 118.00 FEET; THENCE NORTH 89°09'52" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.50 FEET; THENCE NORTH 00°50'08" WEST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL A OF "CLARKE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 33; THENCE NORTH 01°17'46" WEST ALONG THE EAST LINE OF SAID

SECTION 33 FOR A DISTANCE OF 1,340.78 FEET; THENCE SOUTH 87°30'33" WEST FOR A DISTANCE OF 1,118.51 FEET TO THE NORTHEAST (NE) CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 8775, PAGE 400 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'53" EAST ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AFORESAID LINE FOR A DISTANCE OF 25.00 FEET TO THE SOUTHEAST (SE) CORNER OF SAID PARCEL, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL A OF "CLARKE SUBDIVISION" AS RECORDED IN PLAT BOOK 101, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE SOUTH 87°30'33" WEST ALONG THE SOUTH LINE OF AFOREMENTIONED PARCEL (SAID LINE ALSO BEING THE NORTH LINE OF SAID "CLARKE SUBDIVISION" PLAT) FOR A DISTANCE OF 186.10 FEET TO THE NORTHWEST (NW) CORNER OF PARCEL A OF SAID PLAT; THENCE NORTH 42°30'48" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 87°30'33" EAST ALONG A LINE 25 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID "CLARKE SUBDIVISION" A DISTANCE OF 161.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A", "SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 02°54'17" EAST ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT "A" 10.04 FEET TO A POINT ON A LINE 10.00 FEET NORTH OF AND PARALLEL TO THE AFOREMENTIONED SOUTH LINE; THENCE SOUTH 87°32'09" WEST ON SAID PARALLEL LINE 170.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH BRYAN ROAD; THENCE SOUTH 01°29'32" EAST ON SAID RIGHT-OF-WAY LINE 10.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE,

ALSO BEING THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 87°32'09" EAST ON SAID SOUTH LINE, SAID WESTERLY EXTENSION AND SAID NORTH LINE 169.46 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE S.E.1/4 OF SAID SECTION 33; THENCE RUN SOUTH 87°34'20" WEST (ON AN ASSUMED BEARING) 1183 FEET ALONG THE SOUTH LINE OF SAID S.E. 1/4 TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT CANAL C-10, AND THE POINT OF BEGINNING; THENCE RUN NORTH 2°25'40" WEST 94.19 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION; THENCE RUN NORTH 2°54'17" EAST 577.86 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4; THENCE RUN SOUTH 87°32'21" WEST 169.49 FEET ALONG SAID NORTH LINE, TO AN INTERSECTION WITH A LINE 30 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE WEST LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4; THENCE RUN SOUTH 1°29'38" EAST 669.54 FEET ALONG SAID PARALLEL LINE, ALSO FORMING THE EASTERLY RIGHT OF WAY LINE OF BRYAN ROAD, TO AN INTERSECTION WITH SAID SOUTH LINE OF THE S.E. 1/4 OF SECTION 33; THENCE RUN NORTH 87°34'20" EAST 126.70 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

TRACT "A", OF "SYMONS PLAT" ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 82, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'A', THENCE SOUTH 87°55'33" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 14.00 FEET; THENCE NORTH 21°13'56" EAST A DISTANCE OF 35.39 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°44'22" EAST

ALONG SAID EAST LINE A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL LYING IN SOUTH FLORIDA WATER MANAGEMENT DISTRICTS C-10 CANAL RIGHT-OF-WAY, SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1917, PAGE 535. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL BEING IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST;

THENCE SOUTH 87°34'20" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1182.94 FEET TO A POINT, SAID POINT AND THE FOLLOWING 3 COURSES AND DISTANCES BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED SOUTH FLORIDA WATER MANAGEMENT DISTRICTS C-10 CANAL: (1) THENCE NORTH 02°25'40" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD AND THE SOUTHEAST CORNER OF TRACT "A" OF SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

(2) THENCE CONTINUE NORTH 02°25'40" WEST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 39.19 FEET;

(3) THENCE NORTH 02°54'17" EAST ALONG THE EAST LINE OF SAID TRACT "A", A

DISTANCE OF 520.19 FEET;

THENCE SOUTH 44°17'40" EAST A DISTANCE OF 8.83 FEET;

THENCE SOUTH 87°05'43" EAST, A DISTANCE OF 32.02 FEET;

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 101.00 FEET;

THENCE SOUTH 87°05'43" EAST, A DISTANCE OF 21.00 FEET;
THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 188.33 FEET;
THENCE NORTH 87°05'43" WEST, A DISTANCE OF 22.00 FEET,
THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 84.67 FEET;
THENCE NORTH 87°05'43" WEST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 177.35 FEET TO A
POINT, SAID POINT

BEING ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD.

THENCE SOUTH 87°34'20" WEST ALONG SAID RIGHT-OF-WAY OF
STIRLING ROAD, A

DISTANCE OF 19.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DANIA, BROWARD
COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PARCEL "A", OF "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN THE PLAT BOOK 170, PAGE 112, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A 40 FOOT STRIP
OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY
BOUNDARY OF SAID PARCEL "A".

PARCEL "A" ALSO DESCRIBED AS:

THE WEST (W.1/2) OF THE SOUTHWEST QUARTER (SW.1/4) OF THE NORTHEAST
QUARTER (NE.1/4) OF THE SOUTHEAST QUARTER (SE.1/4) OF SECTION 33,
TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID LANDS SITUATED, LYING AND BEING
IN BROWARD COUNTY, FLORIDA; LESS THOSE PORTIONS CONVEYED BY
WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 802;
OFFICIAL RECORDS BOOK 3559, PAGE 291 AND OFFICIAL RECORDS BOOK 5499,
PAGE 397, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS,
RESERVATIONS AND RESTRICTIONS OF RECORDS, IF ANY.

SAID LANDS BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
AND CONTAINING 102954.01 SQUARE FEET OR 2.36 ACRES MORE OR LESS.

ORDINANCE NO. 2019-015

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 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," ARTICLE 200 "USER GUIDE FOR PART 2 OF THE CODE," PART 3 "SPECIAL ZONING DISTRICTS," CREATING SUBPART 5, "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 350 "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL), ARTICLE 300 "HOW TO USE," ARTICLE 405 "UTILITIES IN NEW SUBDIVISIONS," ARTICLE 410 "DRAINAGE FACILITIES," ARTICLE 420 "APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS," ARTICLE 500 "GENERAL PROVISIONS; HOW TO USE," ARTICLE 505 "SIGN REGULATIONS," ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS," ARTICLE 515 "GASOLINE SERVICE STATIONS," ARTICLE 520 "LARGE RETAIL ESTABLISHMENT STANDARDS," ARTICLE 530 "PARKING STRUCTURE DESIGN," ARTICLE 600 "GENERAL PROVISIONS AND APPLICATION REQUIREMENTS," AND ARTICLE 635 "SITE PLANS" TO PROVIDE FOR PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL) REGULATIONS, DEVELOPMENT REVIEW PROCEDURES, AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 2. That Part 1 "Use Regulations," Article 100 "General Use Regulations Applying to All Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 100. – GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS

Sec. 100-20. – How to use Part I of this code.

(B) Commercial and mixed-use districts

(3) The permitted uses within the Planned Mixed-Use District (PMUD) and Planned Small Lot Mixed-Use District (PMUD-SL) are subject to density and intensity limitations established by the city's comprehensive plan for the Dania Beach Regional Activity Center (RAC). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD and PMUD-SL shall be identified and established pursuant to the approved PMUD or PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and articles 340 and 350 of this chapter. The general use regulations of part I shall

apply to the PMUD and PMUD-SL only as specified in article 340 or 350, respectively, and in the approved PMUD or PMUD-SL DDG.

Sec. 100-60. Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(B) Mixed-use zoning districts		
<u>PMUD-SL</u>	<u>PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT</u>	<u>Encourages an integrated approach to redevelopment within the Dania Beach Regional Activity Center (RAC) encompassing a mix of uses at an intensity and density consistent with the proximity to regional roadways, the airport and seaport. This district is intended for small-scale mixed-use development in close proximity to other mixed-use development, mobility hubs, and arterial roadways.</u>

Section 3. That Part 1 “Use Regulations,” Article 110 “Use Regulations For Commercial And Mixed-Use Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

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

Sec.110-10. - Applicability.

The detailed use regulations of this article do not apply within the CRA form-based districts, Planned Small Lot Mixed-Use Development District (PMUD-SL), or Planned Mixed Use Development District (PMUD) of part 3 of this code unless otherwise provided.

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

Included in the table below are permitted, special exception and prohibited uses within commercial districts, the Residential Office (RO) District, the Marine District, and generalized permitted and special exception uses within the mixed-use CRA form-based districts. Permitted and special exception uses shown in this table for the CRA form-based districts are not allowed in all areas of a district; therefore, the more detailed regulations of article 302 must be consulted to determine whether a particular use is permitted in any given location. Article 302 shall take precedence over this table. Unless otherwise provided, this table shall not apply to uses in the Planned Mixed Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD or PMUD-SL shall be identified and established pursuant to the approved PMUD or PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Articles 340 and 350 of this chapter.

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

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

- (1) The sale of beer or wine or both for consumption off-premises; and
- (2) Restaurants and cafes (including outdoor or open-air cafes specifically approved by the city commission) serving beer, wine, and liquor, for consumption on the premises only,

that are located within the Community Redevelopment Area form-based code districts;
and

- (3) Vendors operating in compliance with Design Development Guidelines (DDG) approved for property zoned Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL).

Section 4. That Part 2 “Site Development Regulations,” Article 200 “User Guide for Part 2 of the Code” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 200. USER GUIDE FOR PART 2 OF THE CODE

Sec. 200-40. - How part 2 of this code relates to the CRA form-based and PMUD regulations.

(B) Unless otherwise provided, site development regulations for the Planned Mixed Use Development District (PMUD) are specified within Article 340 of this chapter and within the approved Development Design Guidelines (DDG). Similarly, site development regulation for the Planned Small Lot Mixed-Use Development District (PMUD-SL) are specific within Article 350 of this chapter and within the approved Development Design Guidelines (DDG). However, the sections of part 2 that specifically govern airport safety, wildlife and environmentally sensitive lands shall apply to the PMUD and PMUD-SL Districts.

Section 5. That Part 3 “Special Zoning Districts,” Subpart 6, Article 350 “Planned Small Lot Mixed-Use Development District (PMUD-SL)” of the City of Dania Beach Land Development Code is established and created to read as follows:

PART 3. – SPECIAL ZONING DISTRICTS

Part 3 addresses the special zoning districts created by the city. Each of the subparts is devoted to a separate special zoning district, as follows:

Subpart 1: Community Redevelopment Area (CRA) Form-Based Zoning Districts

Subpart 2: Hotel Overlay District

Subpart 3: Design District Overlay

Subpart 4: Port Everglades Development District (PEDD)

Subpart 5: Planned Mixed-Use Development District (PMUD)

Subpart 6: Planned Small Lot Mixed-Use Development District (PMUD-SL)

**ARTICLE 350. – PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT
(PMUD-SL)**

Sec. 350-10. - Purpose.

- (A) The Planned Small Lot Mixed-Use Development zoning district (PMUD-SL) is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for development accommodating a functional mix of uses in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and provides an attractive destination for tourists and local citizens. Increased density and intensity of use is appropriate for certain small parcels of land with access to major roads and within close proximity to airports and cruise ship facilities.
- (B) The adopted PMUD-SL Development Design Guidelines (DDG) is intended to regulate development within the PMUD-SL in much the same manner as the city's Land Development Code controls development in other zoning districts.
- (C) Where this article 350 and an approved PMUD-SL DDG fail to address any matter regulated by this chapter, development within a PMUD-SL shall be governed by those regulations of this chapter.

Sec. 350-20. - Uses permitted.

The PMUD-SL may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, recreation, office and employment center. All permitted, conditional, special exception, restricted or prohibited uses within the PMUD-SL shall be identified and established pursuant to the approved PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and article 350 of this chapter. A functional mix of uses should be provided and may be horizontally and vertically mixed within a building(s) as well as within the PMUD-SL as regulated by the DDG.

Sec. 350-30. - General development standards.

- (A) Minimum size. The minimum size for a PMUD-SL shall be ten (10) acres of contiguous or adjacent land. For the purposes of this section, contiguous is defined as directly abutting or separated only by street right-of-way.
- (B) Density and intensity. The density and intensity of land uses within a PMUD-SL shall be consistent with the Dania Beach Regional Activity Center (RAC) provisions set forth in the Future Land Use Element of the city's Comprehensive Plan. The maximum permissible

residential densities and square footages of non-residential uses within a PMUD-SL shall be established in the PMUD-SL DDG approved by the city commission. No building permit may be issued for development of property within a PMUD-SL except in compliance with the density and intensity limits of the PMUD-SL DDG.

- (C) Public access. Each permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The city shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents.
- (D) Maximum height. The maximum height for a building shall be established in the PMUD-SL DDG approved by the city commission. The other requirements of article 220, "Supplemental Building and Structure Height Regulations (Including Lowest Finished Floor); Rooftop Regulations", shall apply unless otherwise specified in the Development Design Guidelines (DDG).
- (E) Minimum lot size or width. No minimum lot size or width applies within a PMUD-SL, except as specified by the approved Development Design Guidelines (DDG).
- (F) Minimum setbacks. All required setbacks within a PMUD-SL shall be as specified by the approved Development Design Guidelines (DDG). Where the rear façade of a building is oriented toward the adjacent public road, a deeper setback which includes a landscape buffer shall be provided, as specified in the approved Development Design Guidelines (DDG).
- (G) Minimum distance between structures. Minimum distance between structures within a PMUD-SL shall be as specified in the approved Development Design Guidelines (DDG).
- (H) Minimum Floor Areas for dwelling and lodging units. The standards and requirements of article 230 "Special Floor Area, Building Dimension and Building Size," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (I) Offstreet loading. The requirements of article 270 "Off-street Loading Requirements," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (J) Outdoor lighting. The requirements of article 280 "Outdoor Lighting Standards," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (K) Landscaping. The requirements of article 275 "Landscaping Requirements," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (L) Walls, fences and hedges. The requirements of article 235 "Walls, Fences and Hedges," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (M) Signage. The requirements of article 505 "Sign Regulations," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (N) Roadways. Internal private roads with access to public roads are permitted provided they are constructed to the same generally accepted engineering standards as public roads and provisions for maintenance are stipulated in the Development Design Guidelines.

- (O) Pedestrian circulation and connectivity. The Design Development Guidelines (DDG) shall provide a continuous and connected pedestrian circulation system throughout the PMUD-SL for all buildings and uses, parking, transit, if applicable, and common areas with safe convenient connection to off-site public pedestrian ways and sidewalks. Vehicular and pedestrian cross-access will be identified within the approved DDG.
- (P) Multi-modal transportation. The PMUD-SL shall foster the use of alternative modes of transportation, which will include pedestrian, bicycle, and transit, through measures which may include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, inclusion of bus bays or transit hub, bike lanes and posting of transit route information. All applicable aspects of multi-modal transportation and mass transit will be identified within the approved DDG.
- (Q) Common areas. The PMUD-SL should provide open space areas if applicable, such as public plazas, passive pocket parks, public art or recreational amenities that are appropriate for the proposed uses and are accessible to residents, tenants and patrons of the PMUD-SL and the general public. A contribution shall be made to the City in the amount of 0.5% of the value of construction up to a maximum contribution of \$150,000, or as superseded by City Ordinance, for the funding, selection, creation, and maintenance of public art for the City.
- (R) Site plan approval. Unless otherwise provided, site development shall comply with PMUD-SL regulations established pursuant to article 350 of this chapter and in accordance with the approved Development Design Guidelines (DDG). Where this article 350 and an approved PMUD-SL DDG fail to address any matter regulated by this chapter, a site plan within a PMUD-SL shall be governed by those regulations of Chapter 28, Part 6.

Sec. 350-40. - Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Requirements.

- (A) Master Development Plan (MDP) required for Planned Small Lot Mixed-Use Development District (PMUD-SL) zoning. In addition to the standard rezoning application requirements, any proposed rezoning to the PMUD-SL district shall include a Master Development Plan (MDP) graphically depicting, at a minimum, the general location of land uses in building areas, building types, landscaped areas, vehicular use areas, access points from roads and waterways, street network and street types, and pedestrian and multimodal systems as applicable.
- (B) Development Design Guidelines (DDG) required for Planned Small Lot Mixed-Use Development District (PMUD-SL) zoning. The City Commission shall review and approve DDG in connection with the review and approval of a final site plan. No building permit for a structure or building may be issued pursuant to PMUD-SL zoning except in conformance with City Commission approval of Development Design Guidelines (DDG).
- (C) Required information. Any proposed DDG shall include the following:
 - (1) Permitted uses, which may include accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and a permitted use trade-off matrix;
 - (2) Maximum (and minimum, if any) nonresidential square footage permitted;

- (3) Maximum (and minimum, if any) number of dwelling units permitted;
 - (4) Illustrative graphics identifying circulation elements, which will include transit, vehicular, pedestrian and bicycle components, as applicable;
 - (5) Maximum height of all proposed structures;
 - (6) Standards specific to the PMUD-SL which differ from those in the city Land Development Code (LDC), which shall include:
 - (a) Minimum building setback standards;
 - (b) Building separation requirements;
 - (c) Guidelines for all structures which address design elements, architectural styles, acceptable and prohibited materials, and massing;
 - (d) Guidelines for residential units, including minimum habitable floor area, building design standards, and massing;
 - (e) Guidelines to ensure compatibility between residential and non-residential uses;
 - (f) Landscape standards for perimeter/common landscape areas;
 - (g) Guidelines for common open and public space areas and provisions for public art, as applicable;
 - (h) Applicable green design practices; and
 - (i) Other standards, guidelines or criteria applying to the PMUD-SL.
 - (7) Utility provider and conceptual discussion of utility service;
 - (8) Additional relevant information as reasonably requested by the Director of Community Development.
- (C) Conformance with Development Design Guidelines (DDG). After rezoning to the Planned Small Lot Mixed Use Development District (PMUD-SL), no building permit for a structure or building shall be issued by the city and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG) and an approved final site plan, unless a change or deviation is approved by the City of Dania Beach as provided in section 350-40(D).
- (1) No building permit for a building or structure shall be issued for a portion of a PMUD-SL until a final site plan for that portion of the PMUD-SL has been approved. Subsequent to the approval of the DDG and any subsequent final site plan, all development within a PMUD-SL shall be controlled by the applicable final approved site plan. Multiple site plans may exist within a PMUD-SL. The lack of a final approved site plan for a portion of the PMUD-SL shall not prohibit the issuance of building permits or the commencement of development on portions of the PMUD-SL with a final approved site plan.
- (D) Modifications and Deviations to Development Design Guidelines (DDG) and site plans. Any proposed change, modification or amendment to the approved DDG or site plan shall

be reviewed pursuant to the criteria and standards established within section 635-80 “Site plan modifications or deviations” of this code.

(1) *PMUD-SL Boundary Changes.* Any proposed amendment of the approved PMUD-SL which constitutes a change in the boundary of the approved PMUD-SL shall be reviewed utilizing the same procedures and approved in the same manner as the approved PMUD-SL.

(E) *Vesting of RAC land use allocations.* The approved DDG and site plan will determine the quantity and timing of RAC land use allocations. The DDG shall also establish a date after which unused square footage or residential units allocated from the RAC shall be returned unless said unused allocations have already been voluntarily returned to the city by virtue of affidavit from the officially designated agent for the PMUD-SL, or a deadline extension is granted by amendment to the PMUD-SL by the city commission.

Section 6. That Part 3 “Special Zoning Districts,” Subpart 1 “Community Redevelopment Area (CRA) Form-Based Zoning Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

SUBPART 1. – COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

ARTICLE 300. - HOW TO USE

Sec. 300-10. - The CRA includes six form-based districts.

The Community Redevelopment Area (CRA) is divided into several zoning districts. Six (6) of those districts are form-based districts that are unique to the CRA. Article 300 shall not apply to the Planned Mixed-Use Development District (PMUD) established pursuant to Article 340, subpart 5 of part 3 of this chapter or the Planned Small Lot Mixed-Use Development District (PMUD-SL) establish pursuant to Article 350, subpart 6 of part 3 of this chapter. Each form-based zoning district has a set of regulations that apply to it, called "district development standards" in article 303. The district standards include:

Section 7. That Part 4 “Subdivisions and Off-Site Regulations,” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 400. – STREET DEDICATIONS AND DESIGN STANDARDS

Sec. 400-30. – Geometric street design standards.

Streets and sidewalks shall be designed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

Sec. 400-50. – Access standards for development.

Driveway spacing, width, number, and geometric standards shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

Sec. 400-60. – Street Drainage.

Drainage facilities shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

ARTICLE 405. – UTILITIES IN NEW SUBDIVISIONS

Sec. 405-10. – Water and sewer infrastructure.

(B) Easements shall be provided for the installation of underground utilities or relocating existing facilities in conformance with such size and location of easements as may be determined by the director of public services to be compatible with the requirements of all utility companies involved with respect to a particular utility service, unless otherwise specified in the approved

Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG).

ARTICLE 410. – DRAINAGE FACILITIES

(B) All subdivisions and development of land shall provide on-site and street drainage facilities constructed to comply with public services department standards, unless otherwise specified in the approved Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG).

ARTICLE 420. – APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS

Sec. 420-20. – Construction drawings.

(A) *Profiles to be submitted.* Every person proposing to subdivide property shall furnish, along with each subdivision plat, a plan showing profiles of all streets and grade line of paving to be constructed, together with all culverts or other existing or proposed drainage structures, unless an alternative timeframe for submittal is approved as part of the Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG). All elevations shown must be referred to United States Coast and Geodetic Survey mean sea level.

(B) *Paved streets.* Every person proposing to subdivide property shall pave all streets contained in the subdivision or shown on the subdivision plat and all such paving shall strictly conform to the specifications of the city, unless otherwise specified in the approved PMUD or PMUD-SL Development Design Guidelines (DDG). Due notice of intention to begin construction shall be filed with the public services director in order that arrangements for inspections may be made. The public services director shall furnish paving specifications upon request.

Section 8. That Part 5 “Signage and Design Regulations,” of the City of Dania Beach Land Development Code is amended to read as follows:

PART 5 SIGNAGE AND DESIGN GUIDELINES

ARTICLE 500. – General Provisions; How To Use

Sec. 500-20. – Applicability

(A) The signage regulations of article 505 apply city-wide, except that signage within the Port Everglades Development District (PEDD) is regulated within article 320. Signage for PEDD is regulated separately from other areas of the city because the PEDD is the subject of an interlocal agreement between Hollywood, Dania Beach and Broward County that contains special signage provisions. Any alternative signage regulations established in the approved Development Design Guidelines (DDG) for properties zoned Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) supersede the signage regulations in article 505 of this chapter, Sign Regulations, except that signs prohibited by article 505 shall remain prohibited.

(B) The design standards in part 5 of this chapter apply to different areas and uses within the city, as indicated by the title of each article. All design regulations are found within part 5. Any alternative design standards established in the approved Development Design Guidelines (DDG) for properties zoned PMUD or PMUD-SL supersede the design standards in part 5 of this chapter, "Signage and Design Regulations".

ARTICLE 505. – SIGN REGULATIONS

Sec. 505-130. – Special signage regulations for certain locations and uses.

(A) *Applicability.* This section specifies signage regulations by type of use or location and supersedes all conflicting requirements of this article.

(I) PMUD-SL. Any specific signage regulations established by the approved Development Design Guidelines (DDG) for properties zoned PMUD-SL supersede all conflicting requirements of article 505, Sign Regulations, except that signs prohibited by article 505 shall remain prohibited.

ARTICLE 510. – PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS

Sec. 510-20. – Applicability.

(A) This article shall apply to all commercially zoned properties that have frontage on any of the following roadways within the City of Dania Beach:

(E) Any design standards established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) shall supersede the standards of article 510 Principal Arterial Commercial Design Standards.

ARTICLE 515. – GASOLINE SERVICE STATIONS

Sec. 515-20. – Applicability.

(B) Modifications from the requirements of this article can be approved by the city commission as a variance pursuant to article 625 or as a component of the approved Development Design Guidelines (DDG) for a PMUD or PMUD-SL.

ARTICLE 520. – LARGE RETAIL ESTABLISHMENT STANDARDS

Sec. 520-10. – Applicability.

This article applies to the new construction of large retail establishments, as defined in section 725-30, within Dania Beach, which may include both "big box" stores and shopping centers, with the exception of such establishments located on property zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) with approved Development Design Guidelines (DDG) containing alternative standards. These requirements shall be in addition to requirements of articles 510 and 525.

ARTICLE 530. – PARKING STRUCTURE DESIGN

As referenced in section 500-20(B), design standards established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) supersede the design standards of article 530, Parking Structure Design.

Section 9. That Part 6 “Development Review Procedures And Requirements,” of the City of Dania Beach Land Development Code is amended to read as follows:

PART 6 DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

ARTICLE 600. – GENERAL PROVISIONS AND APPLICATION REQUIREMENTS

Sec. 600-20. – Applicability.

The development review procedures and requirements set forth in this part shall apply to all applications for development orders required or authorized in this code for land within the City of Dania Beach with the exception of those located within an approved planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) for which any alternative procedures and requirements established in section 340-40 or in the approved Development Design Guidelines (DDG) shall apply.

ARTICLE 635. – SITE PLANS

Sec. 635-40. – Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide the following materials in the quantity specified on the application form with the exception of site plans within an approved Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL), for which any alternative requirements established in the approved Development Design Guidelines (DDG) shall govern:

Sec. 635-50. – Site plan data requirements.

All site plans shall contain the following and any other information necessary to demonstrate compliance with all requirements of the code. Any alternative requirements established in the approved Development Design Guidelines (DDG) shall apply for site plans within a Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL). The community development director may waive particular submittal items upon a determination that such items are not applicable or not essential to a specific project.

Sec. 635-70. – Site plan processing.

(E) *Planned Mixed-Use Development District (PMUD) and Planned Small Lot Mixed-Use Development District (PMUD-SL) site plans.* Site plans submitted for property zoned PMUD or PMUD-SL, whether for the entire site, individual portion(s), or in phases shall be reviewed for consistency with the approved Development Design Guidelines (DDG), including the master development plan.

(F) *Approval.* The director, planning and zoning board or city commission, as applicable, shall approve, approve with conditions or deny the proposed site plan based upon the standards for review contained in this code, with the exception of site plans within a Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) for which any alternative procedures and standards for review established in section 340-40(D), 350-40(D), or the approved Development Design Guidelines (DDG) shall govern. All decisions of the planning and zoning board and city commission shall be made following a public hearing that is noticed pursuant to article 610, and after considering public input and the staff findings.

Section 10. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 11. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

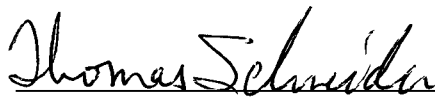
Section 12. That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered 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 13. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on September 23, 2019.

PASSED AND ADOPTED on second reading on October 7, 2019.

ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK

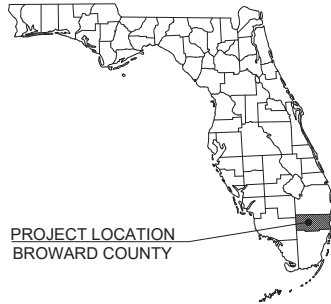



LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:


THOMAS J. ANSBROSIO
CITY ATTORNEY

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PROJECT LOCATION
BROWARD COUNTY

CONSTRUCTION PLANS FOR 90 WAVE LOCATED IN CITY OF DANIA BEACH, FLORIDA SECTION 33, TOWNSHIP 50S, RANGE 42E

PROJECT TEAM

OWNER/DEVELOPER

MICHAEL DALLY
DANIA BEACH OFFSHORE
90 N. BRYAN ROAD
DANIA BEACH, FL 33004
(954) 920-5595

ARCHITECT

PATRICK BUSTEED, AIA, NCARB
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
161 ALMERIA AVENUE
CORAL GABLES, FL 33134
(305) 443-5206

SURVEYOR

GARY B. CASTEL, PLS
25465 S.W. 134th PLACE
HOMESTEAD, FL 33032
(786) 486-6786

CIVIL ENGINEER

JACOB B. LAWSON, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

LANDSCAPE ARCHITECT

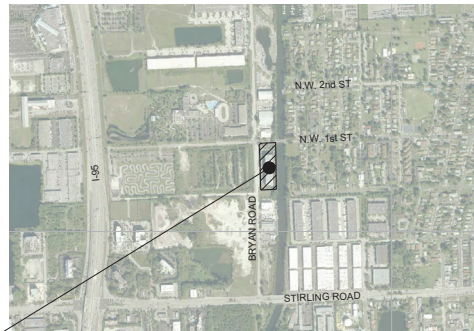
MATTHEW FRANKO
KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVE., SUITE 1000
ORLANDO, FL 32801
(407) 898-1511

ENVIRONMENTAL CONSULTANT

TOM FUCIGNA
KIMLEY-HORN AND ASSOCIATES, INC.
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VERO BEACH, FLORIDA 32960
(772) 794-4100

GEOTECHNICAL CONSULTANT

PETER READ, P.E.
UNIVERSAL ENGINEERING SERVICES
1818 7TH AVENUE NORTH, UNIT 1
LAKE WORTH, FL 33461
(561) 540-6200



LIST OF CONTACTS

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N.T.S.

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PLANTATION, FL 33324
(954) 519-1473
CONTACT: ASHLEY RESTA

WATER

CITY OF DANIA BEACH
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DANIA BEACH, FL 33004
(954) 924-3615

SANITARY SEWER

CITY OF DANIA BEACH
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DANIA BEACH, FL 33004
(954) 924-3615

FIRE PREVENTION

BROWARD COUNTY FIRE MARSHAL
DANIA BEACH DISTRICT
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DANIA BEACH, FL 33004
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PLANNING AND ZONING

CITY OF DANIA BEACH
100 WEST DANIA BEACH BOULEVARD
DANIA BEACH, FL 33004
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CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT
1201 STIRLING ROAD
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DANIA BEACH, FL 33004
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CONTACT: ELEANOR NORENA

LANDSCAPING AND TREE PRESERVATION

METRIC ENGINEERING
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MIAMI, FL 33186
(305) 235-5098 EXT. 173
CONTACT: DANIEL PAROBOK

ELECTRIC PROVIDER

FLORIDA POWER AND LIGHT
4000 DAVIE ROAD EXTENSION
HOLLYWOOD, FL 33024
(954) 442-6361
CONTACT: DAVID GILL

TELEPHONE PROVIDER

AT&T
8601 W. SUNRISE BLVD.
PLANTATION, FL 33322
(954) 476-2734
CONTACT: EDUARDO IBARRA

NATURAL GAS PROVIDER

TECO PEOPLES GAS
5101 NW 21ST AVENUE, SUITE 480
(954) 453-0794
CONTACT: DAVID RIVERA

Sheet List Table

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C-002	EROSION CONTROL PLAN
C-003	EROSION CONTROL DETAILS
C-100	SITE PLAN
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PREPARED BY:
Kimley»Horn

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
WWW.KIMLEY-HORN.COM CA 00000698

LICENSED PROFESSIONAL
JACOB B. LAWSON, P.E.
FLORIDA LICENSE NUMBER
83357
DATE

COVER SHEET

90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.
CITY OF DANIA BEACH
FLORIDA

SHEET NUMBER
C-000

REVISIONS
DATE
BY

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SHALL FURNISH THE SAME TO THE CONTRACTOR'S SUPERVISOR FOR COMMENCING WORK, AND UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM TO APPLICATIONS TO THESE STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO BE USED IN THE CONSTRUCTION OF THE SHOWN AND HAVING BEEN INSPECTED AND APPROVED BY THE ENGINEER DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ALL EXISTING AND PROPOSED UTILITY AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETED MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE DESIGN OF THE PROJECT AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT THE EXISTING UTILITIES SHOWN ARE ACCURATE. THE LOCATION OF THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE, FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE THE CONTRACTOR'S CONCERN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO PROTECT EXISTING UTILITIES. THE CONTRACTOR SHALL BE UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY. THE CITY OF PALM BEACH COUNTY WILL NOT BE RESPONSIBLE FOR THE PROTECTION AND THEIR PERMISSION OBSTACLES REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHO MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH UTILITY PROVIDER 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY WORK. A LIST OF ALL UTILITY COMPANIES TO BE NOTIFIED BY THE CONTRACTOR SHALL BE PROVIDED COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO BE A COMPLETE LIST OF ALL UTILITY COMPANIES.

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKSMANSHIP WITHIN SITE DEVELOPMENT AND COUNTRY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFIED CODE STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY AND SITE DEVELOPMENT DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL LOCAL, LOCAL AND COUNTRY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MINIMUM CRITICAL DEPTH FOR A SMOOTH AND STRAIGHT JUNCTION (DOT/HA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY WITH JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTION AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS NOTED DEEP FOR A SMOOTH AND STRAIGHT JUNCTION.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL CUT THE EXISTING PAVEMENT TO A MINIMUM DEEP FOR A SMOOTH AND STRAIGHT JUNCTION AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIALS AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL CUT THE EXISTING PAVEMENT TO A MINIMUM DEEP FOR A SMOOTH AND STRAIGHT JUNCTION AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE LOCAL OR COUNTY DESIGN AGENCY SHALL BE OBTAINED OR DURING AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL, AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED, IN SOME CASES TOPSOIL OR ROCKS SHALL BE PLACED IN PILES FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FOOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTION AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE FOLLOWING GOVERNING AGENCY REQUIREMENTS: EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLY WITH THE CONTRACT DOCUMENTS AND THE AGENCY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, DISCRIMINATED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND PROTECTION AS NOTED IN THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE CONTRACT SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT JUNG WORK WHEN IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JUNT SURFACES WIPED CLEAN AND DRY AFTER PIPE HAS BEEN INSTALLED. UNLESS THE TRENCH VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR JOINTS OF ALL PIPE. IF PIPE IS DAMAGED OR THE COATING IS REMOVED, THERE SHALL BE NO PLAYS OR IMPERFECTIONS. IN THE OPINION OF THE ENGINEER OR OWNER, REPAIRS IT UNFIT FOR WORK SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR WORK SHALL BE REJECTED, MARKED AND REMOVED FROM THE PROJECT AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMPLETION BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETED BACK FILLLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 30 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED. IN THESE AREAS, REFER TO SECTION 901 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE ENTRANCES SHALL BE WASHED WITH WATER. THE WASH WATER CONSTRUCTION ACTIVITY OCCURRED. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION BASIN AND IN THE STORM DRAINAGE SYSTEMS TO PREVENT A MAJOR SEVER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. EROSION CONTROL MEASURES AND PRACTICES SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RISK OF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF TEMPORARY STABILIZATION MATERIALS.

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS AND THE SPECIFICATIONS OF THE SWPPP. PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN FROM THE STATE OF CALIFORNIA NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY THE PERMITTING AGENCY. NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL MAINTAIN ALL ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN SHALL FULLY ELIMINATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DEMOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE RETAINED AND USED FOR REUSE OR TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

3. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
4. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE PLANTINGS, SIGNAGE, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND IDENTIFY THE ITEMS TO BE REMOVED. IN THE EVENT OF ANY DISCREPANCY OR QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
5. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY IDENTIFIED TO BE REMOVED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
6. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PADS AND SITE IMPROVEMENTS, EXCEPT FOR ITEMS TO REMAIN, BE SALVAGED, REUSED OR RECYCLED, TO A DEPTH AGREED UPON BY COSTCO WHOLESALE. UNLESS OTHERWISE NOTED, ALL DEMOLISHED MATERIALS NOT IDENTIFIED FOR RE-USE OR RECYCLED SHALL BE REMOVED FROM THE SITE AND SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR.
7. DEMOLITION WORK SHALL BE IDENTIFIED ON A PLAN THAT INDICATES THE LOCATION, EXTENT OF REMOVALS AND PROPOSED PROTECTIVE MEASURES EMPLOYED DURING REMOVALS. THE PLAN SHALL IDENTIFY REQUIRED PROTECTIVE MEASURES FOR ENVIRONMENTAL AND PUBLIC SAFETY.

GENERAL NOTES

90 WAVE
PREPARED FOR
DANIA BEACH MARINE

SHEET NUMBER
C-001

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

**IT'S THE LAW!
DIAL 811**

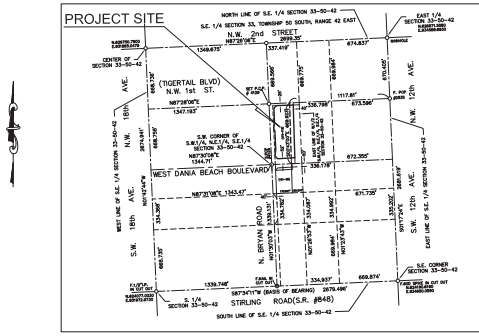
**Know what's below.
Call before you dig**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ALTA/NSPS LAND TITLE SURVEY 90 N. BRYAN ROAD, DANIA BEACH, FLORIDA

LOCATION MAP

NOT TO SCALE



NOTES CORRESPONDING TO SCHEDULE B - SECTION II:

SUBJECT TO:
NOTES CORRESPONDING TO SCHEDULE B - SECTION II:
SUBJECT TO:
THE EASEMENT, ENCUMBRANCES AND RESTRICTIONS EVIDENCED BY RECORDED DOCUMENT AND/OR OTHER TITLE EXCEPTION PROVIDED TO THE SURVEYOR AND NOTED IN SCHEDULE B, SECTION II, OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 2017-60RS; FILE NO. 18108930J, WITH AN EFFECTIVE REVISED DATE OF OCTOBER 2, 2019, AT 10:55 AM, ARE A MATTER OF SURVEY AND HAVE BEEN PLOTTED HEREON OR NOTED BELOW.
ITEMS 1 THROUGH 8: CONTAIN GENERAL CONDITIONS THAT HAVE BEEN ADDRESSED ON THIS SURVEY MAP OR FALLS OUTSIDE THE PURVIEW OF THE LAND SURVEYING PROFESSION, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NOT PLOTTABLE SURVEY MATTER.
ITEM 9: DEDICATION OF RIGHT OF WAY TO THE PUBLIC FOR PROPER PURPOSES, NONVEHICULAR ACCESS, AND 10' DRAINAGE EASEMENT, AND PLAT EASEMENTS AND RESTRICTIONS AS SET OUT ON THE PLAT OF BRYAN ROAD WAREHOUSES, AS RECORDED IN PLAT BOOK 170, AT PAGE 112, AS AFFECTED BY THAT CERTAIN NOTICE OF AGENT OF RECORD, RECORDED IN OFFICIAL BOOK 32252, PAGE 100, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
ITEM 10: RESTRICTIONS OR RESERVATIONS AS CONTAINED IN DEED BOOK D, PAGE 362, HOWEVER THE RIGHT OF ENTRY HAS BEEN RELEASED PURSUANT TO SECTION 201.1, F.S. AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NOT PLOTTABLE SURVEY MATTER.
ITEM 11: EASEMENT, DEED TO CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 804, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
ITEM 12: EASEMENT FOR DRAINAGE TO BROWARD COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 5499, PAGE 399, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
ITEMS 13, 14 AND 15: INTENTIONALLY DELETED.
ITEM 16: MOVED TO B2 REQUIREMENTS.
ITEM 17: EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FOR OPERATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES RECORDED IN OFFICIAL RECORDS BOOK 37973, PAGE 1050, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
ITEM 18: TERMS AND CONDITIONS CONTAINED IN DECLARATION OF CONDOMINIUM OF DANIA BEACH BOAT CLUB, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NOT PLOTTABLE SURVEY MATTER.
ITEMS 19 AND 20: INTENTIONALLY DELETED.
ITEM 21: RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED, DOES NOT AFFECT THE SUBJECT PROPERTY.
ITEM 22: RIGHTS OF THE UNITED STATES OF AMERICA AND/OR STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRUED TO ANY SUCH PORTION SO CREATED, DOES NOT AFFECT THE SUBJECT PROPERTY.
ITEM 23: THOSE PORTIONS OF THE PROPERTY HEREBY DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WERE FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE, DOES NOT AFFECT THE SUBJECT PROPERTY.
ITEM 24: THE RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY AND THE NATURAL LINE OF VEGETATION, BLUFF, EXTREME HIGH WATER LINE, OR OTHER APPARENT BOUNDARY LINES SEPARATING THE PUBLICLY USED AREA FROM THE UPLAND PRIVATE AREA, DOES NOT AFFECT THE SUBJECT PROPERTY.
ITEM 25: RIGHTS OF OTHERS TO USE THAT PORTION OF THE INSURED LAND LYING WITHIN THE WATERS OF THE CANAL AS SHOWN ON PLAT BOOK 172, PAGE 110, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NOT PLOTTABLE SURVEY MATTER.
ITEM 26: THIS POLICY DOES NOT INSURE ANY PORTION OF THE INSURED PARCEL LYING WATERWARD OF THE MEAN-HIGH WATER LINE OF THE WATERS OF THE CANAL SHOWN ON PLAT BOOK 172, PAGE 110, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NOT PLOTTABLE SURVEY MATTER.
ITEM 27: SUBJECT TO PENDING CASE OF PIERRE FORCER VERSUS DANIA BEACH BOAT CLUB CONDOMINIUM ASSOCIATION, INC., AND DANIA BEACH MARINA CORPORATION, AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NOT PLOTTABLE SURVEY MATTER.
ITEM 28: CONSERVATION EASEMENT SHOWN IN JOB NUMBER 09-2019-133 WAS REMOVED FROM THIS SURVEY AS SURVEYOR DOES NOT POSSESS ANY DOCUMENTARY EVIDENCE OF ITS EXISTENCE NOR DOES A CONSERVATION EASEMENT APPEAR RECORDED IN BROWARD COUNTY OFFICIAL RECORDS. IT WAS SOLELY CORED FROM A PRIOR SURVEY DONE BY GARY B. CASTEL, SURVEYING, INC.
ALL OF THE OFFICIAL RECORDS BOOK AND PLATS MENTIONED ON THIS NOTES CORRESPONDING TO SCHEDULE B - SECTION II, AND IN THE SKETCH OF BOUNDARY SURVEY ARE REFERRED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: The twenty (20) items of Table A may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client shall be described as 21(a), 21(b), etc. and explained pursuant to Section 6.D.4 (g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 21.

If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

- ☒ X Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- ☒ X Address (es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
- ☒ X Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
- ☒ X Gross land area (and other areas if specified by the client). (See Surveyor's note 10).
- ☒ X Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified. (See Surveyor's note 11).
- ☒ X (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, identify the date and source of the report or letter. (See Surveyor's note 12).
(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements, identify the date and source of the report or letter.
- ☒ X (a) Exterior dimensions of all buildings at ground level.
(b) Square footage of:
(1) exterior footprint of all buildings at ground level.
(2) other areas as specified by the client.
- ☒ X (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. (See Surveyor's note 13).

- ☐ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant Section 5 above) (e.g., parking lots, sidewalks, signs, swimming pools, landscaped areas, substantial areas of refuse).
- ☐ Number and type (e.g., disabled, motorcycle, regular and other marked specification types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.
- ☒ X (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions). (See Surveyor's note 14).
(b) As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions).

- ☐ Location of utilities existing on or serving the surveyed property as determined by:
observed evidence collected pursuant to Section 5.E.1;
evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and markings requested by the surveyor pursuant to an 811 utility locate or similar request.
Representative examples of such utilities include, but are not limited to:
Manholes, catch basins, valve vaults and other surface indications of underground utilities;
Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or status of the potential encroachment, the dimensions of all encroaching utility pole encroachments or overhangs, and utility company regulations on the surveyed property.

Note to the client, insurer, and lender: With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.1 to develop a view of the underground utilities. However, fielding excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

- ☐ As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands).
- ☐ Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
- ☒ X As specified by the client, distance to the nearest intersecting street.
- ☐ Rectified orthorectification, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the qualifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
- ☐ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- ☐ Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- ☐ If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed surveyor shall so state.
- ☒ X Include any portable effluents (e.g., apparent) assessments or services disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and append supporting Table A, Item 14) (client to obtain necessary permissions). (See Surveyor's note 16).

- ☐ Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificates of Insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

Checked items in Table "A," are shown in the sketch of Boundary Survey or in Surveyor's notes and report.

PROPERTY ADDRESS:

90 N. BRYAN ROAD, DANIA BEACH, FLORIDA 33004

FOLIO NUMBER: 5042-35-51-010

LEGAL DESCRIPTION:

ALL OF PARCEL A, BRYAN ROAD WAREHOUSES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A 40 FOOT STRIP OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY BOUNDARY OF SAID PARCEL A.

SURVEYOR'S NOTES:

- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AS CONTAINED IN CHAPTER 55-17.051 (3) (b) 15.01, OF 1 FOOT IN 10,000 FEET FOR COMMERCIAL AREAS.
- FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND DE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. FOR BUILDING AND ZONING INFORMATION, SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY.
- THE SURVEY DEPICTED HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 10) AREA OF THE PROPERTY:
LOT GROSS AREA (10) CENTERLINE OF: W. DANIA BEACH BOULEVARD, BRYAN ROAD, N.W. 1st STREET AND CANAL; 211316.92 SQUARE FEET OR 4.85 ACRES, MORE OR LESS.
LOT NET AREA: 12675.22 SQUARE FEET OR 2.91 ACRES, MORE OR LESS.
- 11) VERTICAL CONTROL:
ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
BENCHMARK USED: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 2041, ELEVATION: 12.83' (N.G.V.D. 1929) + 1.60' CONVERSION = 11.23' (N.A.V.D. 1988), OF BROWARD COUNTY, FLORIDA.
- 12) ZONING CLASSIFICATION: (PMU-DLS) PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT, PER ARTICLE 350 OF THE LAND DEVELOPMENT CODE, ORDINANCE NO. 2019-015, OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA.
BUILDING SETBACK REQUIREMENTS HAS NOT BEEN DETERMINED YET.
- 13) THE HIGHEST PEAK OF THE ROOF IS 55.00' ABOVE GROUND LEVEL.
THE LOWEST PEAK OF THE ROOF IS 50.30' ABOVE GROUND LEVEL.
- 14) THERE ARE NOT PARTY WALLS TO ADJOINING PROPERTIES, EXCEPT THOSE FENCES SHOWN ON THIS SURVEY DRAWING.
- 15) THERE ARE NOT OTHER NOT PLOTTABLE OFF SITE EASEMENTS OR SERVITUDES OTHER THAN SHOWN ON THE RECORDED PLAT OR STATED IN THE LEGAL DESCRIPTION, OR DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR IN THE TITLE COMMITMENT AS IT APPEARS ON THIS SURVEY DRAWING.
- 16) NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT A PORTION OF A METAL FENCE ON THE WEST PROPERTY LINE THAT IS ENCRACHING 2.6' AND 3.92' MORE OR LESS, INTO THE BRYAN ROAD EAST RIGHT OF WAY, AND AT THE NORTHWEST PROPERTY CORNER, THAT IS ENCRACHING 13.40' MORE OR LESS, INTO THE RIGHT OF WAY, AS NOTED ON THIS SURVEY DRAWING.
- 17) THE SUBJECT PROPERTY CURRENTLY HAS UNRESTRICTED INGRESS AND EGRESS ACCESS TO AND FROM BRYAN ROAD AND THERE ARE NOT INTERVENING STRIPS, GAPS, OR GORES BETWEEN THE BOUNDARY OF THE SUBJECT PROPERTY AND THE BOUNDARY OF SUCH ROADWAY, AND SUCH ROADWAY IS PAVED, DEDICATED PUBLIC RIGHT OF WAY IN CURRENT USE AND IS SHOWN ON THIS SURVEY DRAWING.
- 18) HORIZONTAL CONTROL:
NORTH ARROW DIRECTION, BEARING AND COORDINATES NORTHING AND EASTING, SHOWN HEREON, ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM: TRANSVERSE MERCATOR, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM (N.A.D.) OF 1983, WITH THE 1990 ADJUSTMENT. AS SHOWN ON THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION EASTERN BROWARD HORIZONTAL CONTROL NETWORK. CONTROL MONUMENTS THAT WERE UTILIZED IN THIS SURVEY WERE: E3B, E3D AND G3B, WITH THE SOUTH LINE OF THE SE 1/4 OF SECTION 35-50-42 HAVING A BEARING OF 88°34'11"W, ALONG THE CENTERLINE OF STRUNG ROAD, SAID CENTERLINE TO BE CONSIDERED A WELL ESTABLISHED AND MONUMENTED LINE.
- 19) BOUNDARY SURVEY AND CALCULATIONS WERE BASED ON MONUMENTS FOUND ON SITE AND INFORMATION COLLECTED AT:
BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION EASTERN BROWARD HORIZONTAL G.P.S. CONTROL NETWORK, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 818 (GRIFFIN ROAD), ITEM NO. 4136321, PROJECT NO. 86015-2525, DATED 07/10/2008.
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 848 (STIRLING ROAD), SEGMENT NO. 411436-1, PROJECT NO. 86016-2500, DATED 10/30/2007.
- 20) THE PROPERTY DESCRIBED ON THIS SKETCH OF ALTA/NSPS LAND TITLE SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SCHEDULE "A" IN AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: 2017-60 RS, FILE NO. 18108930 J, WITH AN EFFECTIVE REVISED DATE OF OCTOBER 2, 2019, AT 10:55 AM, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- 21) THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS ARE EFFECTIVE FEBRUARY 23, 2016. AS OF THAT DATE, ALL PREVIOUS VERSIONS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS ARE SUPERSEDED BY THESE STANDARDS.
- ADOPTED BY THE BOARD OF GOVERNS, AMERICAN LAND TITLE ASSOCIATION (ALTA), ON OCTOBER 8, 2015.
- ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS), ON OCTOBER 9, 2015.
- 22) CERTIFICATION:
THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
SOUTH FLORIDA TITLE ASSOCIATES, LLC.
LY LENDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, ISOAQNTA.
DANIA BEACH MARINA CORP., A FLORIDA CORPORATION.

LEGEND AND ABBREVIATIONS:

A.C.	= ARC	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
ACSM	= AIR CONDITIONER PAD	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
	= AMERICAN CONGRESS OF SURVEYING AND MAPPING	NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ALTA	= AMERICAN LAND TITLE ASSOCIATION	OL	= ON LINE
ATMA	= AS THEIR INTERESTS MAY APPEAR	CHW	= OVERHEAD WIRES LINE
	= CATCH BASIN	DLS	= OFFICIAL RECORDS BOOK
C.L.F.	= CHAIN LINK FENCE	PG.	= PAGE
C.	= CENTER LINE	P.B.	= PLAT BOOK
CLEAR	= CLEAR	P.R.C.	= POINT OF REVERSE CURVE
CONC.	= CONCRETE	P.O.B.	= POINT OF BEGINNING
CONC.	= CONCRETE BLOCK STRUCTURE	P.O.C.	= POINT OF COMMENCEMENT
E	= EAST	P.C.	= POINT OF CURVATURE
ENC.	= ENCROACHMENT	P.C.P.	= PERMANENT CONTROL POINT
EL	= ELEVATION	P.T.	= POINT OF TANGENCY
	= DELTA	R	= RADIUS
F.F.E.L.	= FINISH FLOOR ELEVATION	R.	= RECORD
F.P.C.P.	= FOUND PERMANENT CONTROL POINT	R.P.	= RADIIUS POINT
F.I.P.12"	= FOUND IRON PIPE 12"	S	= SOUTH
F.I.P.12"	= FOUND IRON REBAR 12"	S. 1/2" I.R.	= SET 1/2" IRON REBAR
F.N.	= FOUND NAIL	R.W.	= RIGHT OF WAY
F.N.A.D.	= FOUND NAIL AND DISC	S.T.	= SELL SIDE TELEPHONE
F.P.R.M.	= FOUND PERMANENT REFERENCE MONUMENT	SWK	= SIDEWALK
	= GLOBAL POSITIONING SYSTEM	S.N.A.D.	= SET NAIL & DISC
L.M.E.	= LAKE MAINTENANCE EASEMENT	T.M.	= TEMPORARY BENCHMARK
ISAQNTA	= ISLANDS AND/OR ASSIGNMENTS	TYP.	= TYPICAL
N.A.D.	= NORTH AMERICAN DATUM	U.E.	= UTILITY EASEMENT
(M)	= MEASURED	W.	= WEST
N	= NORTH	WM	= WATER METER
		W.F.	= WOOD FENCE

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786

E-Mail, esplansinc@gmail.com

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6(a), 7(a), 7(c), 10 (a), 11, 14, AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON: 12/17/2019
DATE OF PLAT OR MAP: 12/31/2019

GARY B. CASTEL 12 / 31 / 2019

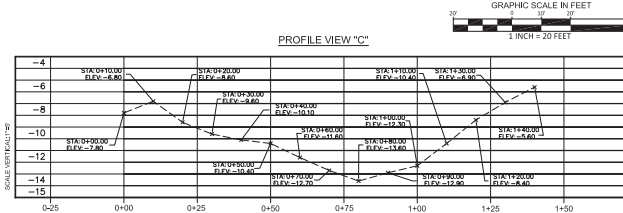
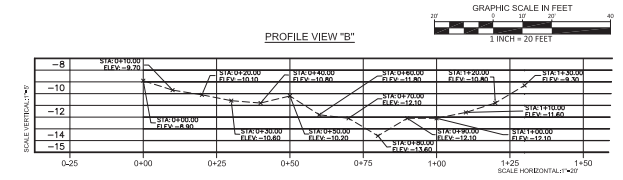
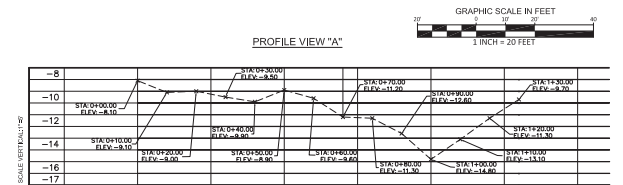
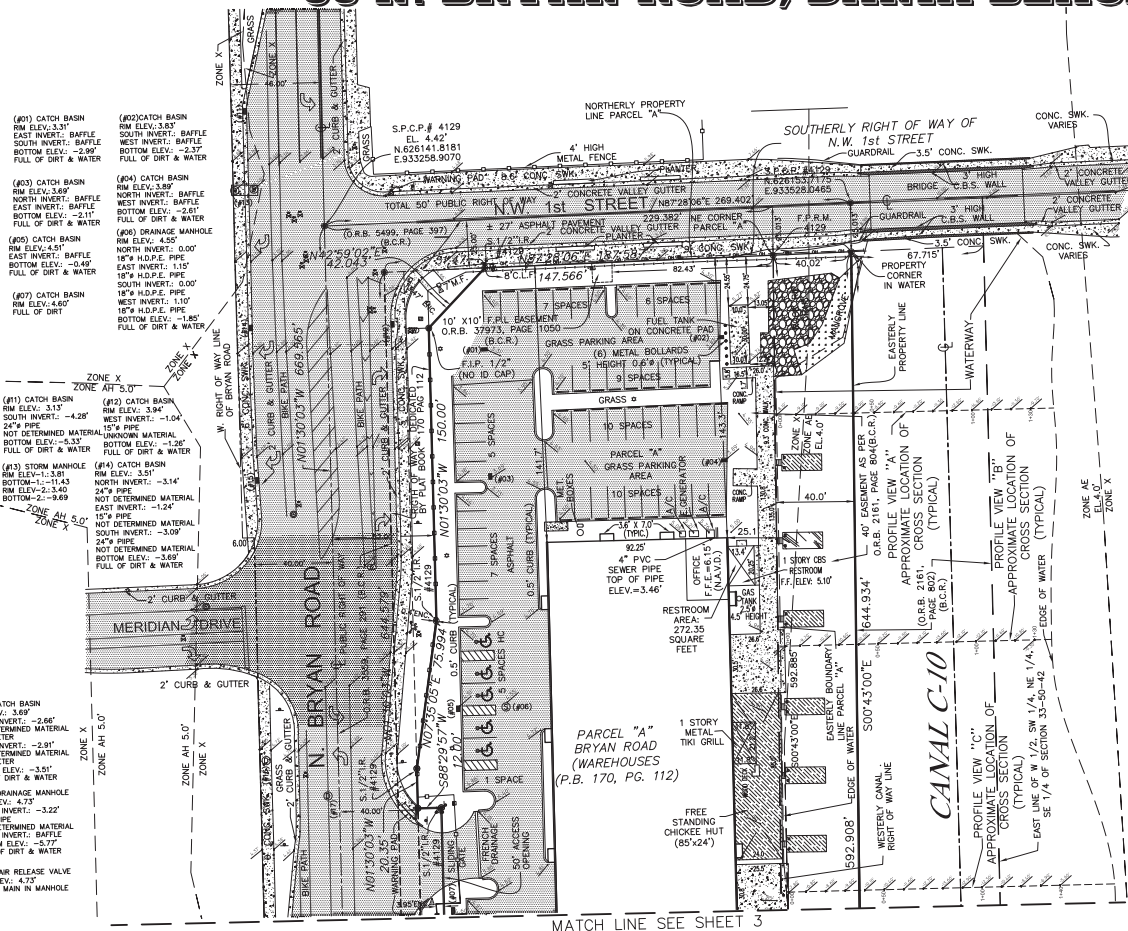
Registered Land Surveyor No. 4129

State of Florida

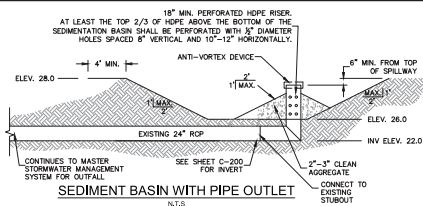
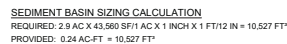
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

COMMUNITY NAME AND NUMBER: CITY OF DANIA BEACH: 120034		PANEL NUMBER AND SUFFIX: 12011 C 0567 - H		FIRM PANEL EFFECTIVE DATE: 08 / 18 / 2014	
COUNTY NAME: BROWARD		FLOOD ZONE: X		BASE FLOOD ELEVATION : N/A	
STATE: FLORIDA					
No.	REVISIONS			JOB N°: 12 - 2019 - 181	
1	11/22/2019 CANAL SOUNDING, WATER LEVEL 1.05' AT 2:30 P.M.			FIELD CREW : EDMUND	
2	01/08/2020 CANAL CROSS SECTIONS AND PROFILES.			DRAWN : S.F.	
3	01/13/2020 FLOOD ZONE CONTOUR LINE LIMITS.			CHECKED: G.C.	
				FIELD DATE : 12 / 17 / 2019	
				DATE : 12 / 31 / 2019	
				SHEET 1 of 3	

A graphic scale in feet is shown below the map, indicating that 1 inch equals 30 feet. The scale is marked with 0, 15, and 30 feet. Above the scale is a compass rose showing North (N), South (S), East (E), and West (W).

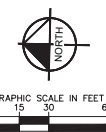


LEGEND AND ABBREVIATIONS: A.C. = AIR CONDITIONER PAD ALTA = AMERICAN LAND TITLE ASSOCIATION ATMA = AS THEIR INTERESTS MAY APPEAR B.C.R. = BROWARD COUNTY RECORDS C.B. = CATCH BASIN C.L.F. = CHAIN LINK FENCE C.L. = CENTER LINE CL. = CLEAR CONC. = CONCRETE C.B.S. = CONCRETE BLOCK STRUCTURE CONC. = CONCRETE ENC. = ENCROACHMENT EL. = ELEVATION Δ = DELTA F.F.E.L. = FINISH FLOOR ELEVATION F.P.C.P. = FOUND PERMANENT CONTROL POINT F.P. 1/2" = FOUND IRON PIPE 1/2" F.J.R. 1/2" = FOUND IRON REBAR 1/2" F.N. = FOUND NAIL F.A.D. = FOUND NAIL AND DISC F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT H.D.P.E. = HIGH-DENSITY POLYETHYLENE L.M.E. = LAKE MAINTENANCE EASEMENT ISAGA = ITS SUCCESSORS AND/OR ASSIGNS (M) = MEASURED N = NORTH N.A.V.D. = NORTH AMERICAN VERTICAL DATUM N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS A. = ARC O/L = ON LINE O/S = OFF SET OHW = OVERHEAD WIRE LINE O.R.B. = OFFICIAL RECORDS BOOK PG. = PAGE P.B. = PLAT BOOK P.R.C. = POINT OF REVERSE CURVE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.C. = POINT OF CURVATURE P.C.P. = PERMANENT CONTROL POINT P.T. = POINT OF TANGENCY P.F. = PLASTIC FENCE R. = RADIUS (R) = RECORD R.P. = RADIUS POINT S = SOUTH S, 1/2" I.R. = SET 1/2" IRON REBAR R.W. = RIGHT OF WAY SBT = BELL SOUTH TELEPHONE SWK. = SIDEWALK S.N.A.D. = SET NAIL & DISC T = TANGENT TBM = TEMPORARY BENCHMARK TYP. = TYPICAL U.E. = UTILITY EASEMENT W = WEST WM = WATER METER W.F. = WOOD FENCE	GARY B. CASTEL PROFESSIONAL LAND SURVEYOR 25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032 Mobile Phone: (786) 486-6786 E-Mail: esplandsinc@gmail.com	SURVEYOR'S CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6(a), 7(a), (c), 10(a), 11, 14, AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 12/17/2019 DATE OF PLAT OR MAP: 12/31/2019 GARY B. CASTEL 12/31/2019 Registered Land Surveyor No. 4129 State of Florida	COMMUNITY NAME AND NUMBER: CITY OF DANIA BEACH: 120034 COUNTY NAME: BROWARD STATE: FLORIDA PANEL NUMBER AND SUFFIX: 12011 C 0567 - H FLOOD ZONE: X FIRM PANEL EFFECTIVE DATE: 08 / 18 / 2014 BASE FLOOD ELEVATION : N/A JOB N°: 12 - 2019 - 181 FIELD CREW : EDMUND DRAWN : S.F. CHECKED: G.C. FIELD DATE : 12 / 17 / 2019 DATE : 12 / 31 / 2019 SHEET 2 of 3
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LEGEND

-  INLET PROTECTION
 CONSTRUCTION EXIT
 CONCRETE WASHOUT
 SILT FENCE
 TURBIDITY BARRIER



NOTES:

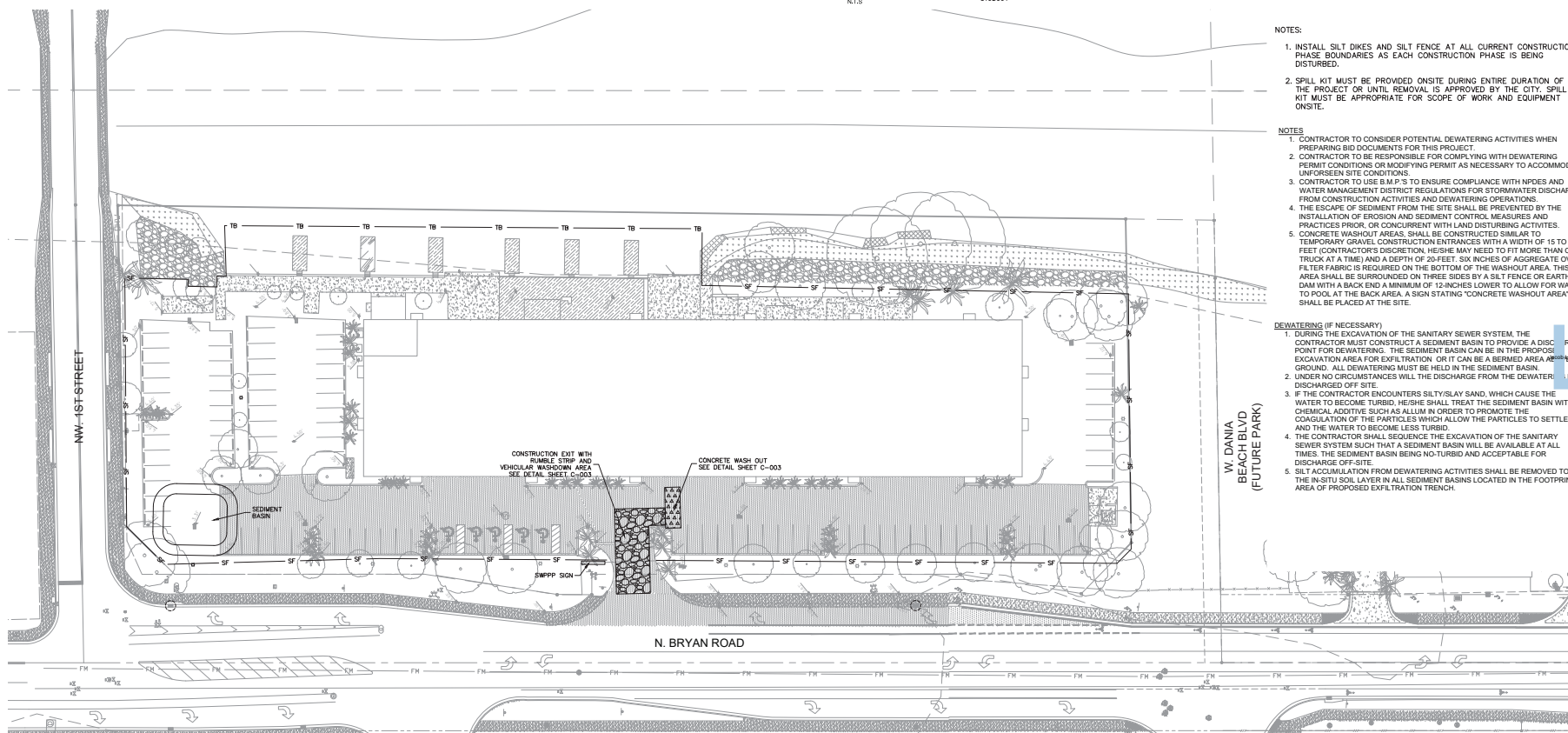
1. INSTALL SILT DIKES AND SILT FENCE AT ALL CURRENT CONSTRUCTION PHASE BOUNDARIES AS EACH CONSTRUCTION PHASE IS BEING DISTURBED.
2. SPILL KIT MUST BE PROVIDED ONSITE DURING ENTIRE DURATION OF THE PROJECT OR UNTIL REMOVAL IS APPROVED BY THE CITY. SPILL KIT MUST BE APPROPRIATE FOR SCOPE OF WORK AND EQUIPMENT ONSITE.

NOTES

- CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMIT CONDITIONS OR MODIFYING PERMITS AS NECESSARY TO ACCOMMODATE ANY CHANGES TO THE CONSTRUCTION PROGRAM.
- CONTRACTOR TO USE M.O.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE TO THE ADJACENT WATERSHED. CONTRACTOR TO BE RESPONSIBLE FOR THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES.
- CONTRACTOR TO FOLLOW ALL APPLICABLE REGULATORY AGENCIES PRACTICES PERIOD, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- CONCRETE WASHOUT AREAS, SHALL BE CONSTRUCTED SIMILAR TO THE FOLLOWING: CONCRETE WASHOUT AREAS SHALL BE 15 TO 20 FEET (CONTRACTOR'S DISCRETION, HEIGHT MAY NEED TO BE MORE THAN ONE FOOT) DEEP, WITH A MINIMUM OF 10 FEET WIDE. A 12 INCHES DIAMETER FILTER FABRIC IS REQUIRED ON THE BOTTOM OF THE WASHOUT AREA. THIS FABRIC IS TO BE SURROUNDED BY A 12 INCHES HIGH CURB OR CONCRETE DAM WITH A BACK END A MINIMUM OF 12 INCHES LOWEST TO ALLOW FOR WATER TO DRAIN AT THE BACK AREA, A SIGN STATING "CONCRETE WASHOUT AREA" SHALL BE INSTALLED AT THE BACK OF THE DAM.

DEWATERING (IF NECESSARY)

1. THE EXCAVATION OF THE SANITARY SEWER SYSTEM, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE AREA FOR THE EXCAVATION DEBRIS. THE BASIN SHALL BE LOCATED IN AN EXCAVATION AREA FOR EXFILTRATION, OR IT CAN BE A BERMED AREA AROUND ALL DEWATERING MUST BE HELD IN THE SEDIMENT BASIN.
2. WASTE MATERIALS SHALL BE REMOVED FROM THE BASIN AND PROPERLY DISCHARGED OFF SITE.
3. IF THE CONTRACTOR ENCOUNTERS SILT/SAND, WHICH CAUSE THE BASIN TO OVERFLOW, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALUMINUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES. THE BASIN SHALL BE ALLOWED TO SETTLE AND THE WATER TO BECOME LESS TURBID.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE SANITARY SEWER SUCH THAT THE EXCAVATION DEBRIS WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN BEING NOT TURBID AND ACCEPTABLE FOR DISCHARGE.
5. SILT ACCUMULATION FROM DEWATERING ACTIVITIES SHALL BE REMOVED TO THE IN-SITU SOIL LAYER IN ALL SEDIMENT BASINS LOCATED IN THE FOOTPRINT OF THE EXCAVATED EXISTING EXHAUST SYSTEM.



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

[illegible]

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BEFORE AND DURING GRADING

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S). INSTALL SILT FENCE AND INLET PROTECTION ON STRUCTURES TO REMAIN.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE.
3. CONSTRUCT AND STABILIZE ANY NECESSARY SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLYING WITH DEWATERING PERMIT CONDITIONS OR MODIFYING PERMIT AS NECESSARY TO ACCOMMODATE UNFORSEEN SITE CONDITIONS. ALL STORM AND EXFILTRATION TRENCH TO BE CONSTRUCTED IN THE WET.

AFTER GRADING AND DURING CONSTRUCTION

1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH
3. GRADED SURFACE.
4. TEMPORARILY SEED. THROUGHOUT CONSTRUCTION, DISTURBED
5. AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS
6. REQUIRED BY GENERATOR.
7. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
8. REMOVE EXCESS SOIL AND ROCK. STABILIZE EXPOSED EROSION
9. OUTLET STRUCTURE IS INSTALLED.
10. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS
11. REQUIRED BY GENERATOR. STABILIZE AREAS THAT ARE NOT
12. TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
13. STABILIZE AREAS THAT ARE BROUGHT TO FINAL GRADE FOR
14. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED
15. AREAS AS WORK PROGRESSES.
16. COMPLETE GRADING AND INSTALLATION OF PERMANENT
17. STABILIZATION OVER ALL AREAS.
18. COMPLETE UTIL ENGINEER ONCE THE SITE APPEARS TO BE FULLY
19. STABILIZED.
20. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL
21. MEASURES. STABILIZE AREAS THAT ARE NOT TO BE REGENER
22. AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPs
23. CONTROL REQUIRED INSPECTION REPORTS UNTIL THE FINAL
24. INSPECTION SIGNATURE IS OBTAINED. STABILIZE AREAS THAT
25. THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE

MAINTENANCE (ALL PHASES)

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR TEMPORARY STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OF THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A THICKENING OF MATS IS NOT FORMING. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED OR RECLAIMED. THEY SHALL BE MAINTAINED AT ALL TIMES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE UNDESIRABLE FLOW OF SOLIDS AND PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. SUBSISTANCE OF THE TEMPORARY PARKING MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
5. THE CONSTRUCTION OF THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE EFFICIENCY HAS BEEN REDUCED TO AN UNACCEPTABLE LEVEL.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS
BEFORE YOU
IT'S THE LAW
DIAL 811

811
Know what's below
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



DATE	07/02/2020
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	

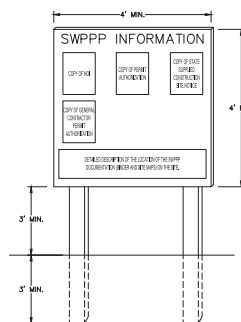
EROSION CONTROL PLAN

90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT. KIMLEY-HORN AND ASSOCIATES, INC. 14770 SW 11TH AVE., SUITE 100, MIAMI, FL 33186-3632. TEL: 305.555.1111. FAX: 305.555.1112. WWW.KIMLEY-HORN.COM. DATE: 07/02/2020. DESIGNED BY: J. H. HORN. CHECKED BY: J. H. HORN. SCALE: AS SHOWN. PREPARED FOR: DANIA BEACH MARINE CORP. CITY OF DANIA BEACH, FLORIDA. SHEET NUMBER: C-003.

EROSION CONTROL NOTES

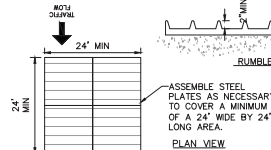
1. SEDIMENT BASINS AND TRAPS, PERIMETER DICES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL, ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGE LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMPs NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMPs MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.



SWPPP INFORMATION SIGN
N.T.S.

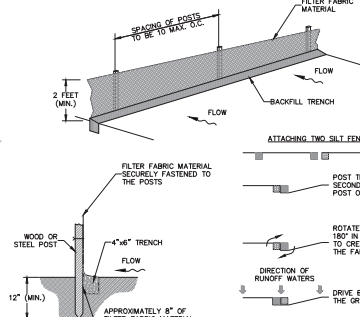
- NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PL WOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VISIBLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
 6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EXEMPTIONS UNLESS APPROVED BY THE GOVERNING AGENCY.
 7. CONTRACTOR IS RESPONSIBLE FOR ENDURING STABILITY OF THIS SWPPP INFORMATION SIGN.

PLACE STEEL PLATE WITH UNDULATIONS TO REMOVE SEDIMENT FROM TIRES WITHIN CONSTRUCTION ENTRANCE/EXIT. PLATE DIMENSIONS VARY IN SIZE DEPENDING ON MANUFACTURER.



- NOTES:
1. CONTRACTOR TO USE RUMBLE TRACK™ OR EQUIVALENT PRODUCT APPROVED BY CEC.
 2. DIMENSIONS OF THE COMBINED STEEL PLATES SHOULD BE A MINIMUM OF 24' WIDE BY 24' LONG AND PLACED WITHIN THE LIMITS OF THE CONSTRUCTION ENTRANCE/EXIT.
 3. CONTRACTOR TO FASTEN THE PLATES TO THE EXISTING ASPHALT AS NECESSARY.

CE CONSTRUCTION ENTRANCE/EXIT
N.T.S.

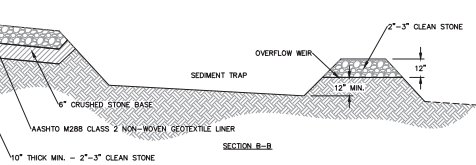
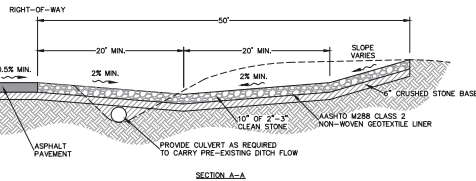
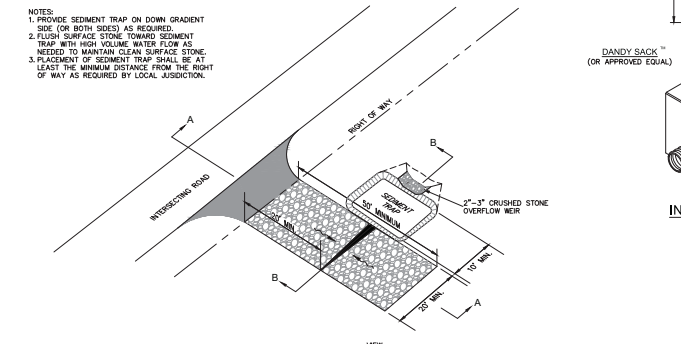


SILT FENCE INSTALLATION
N.T.S.

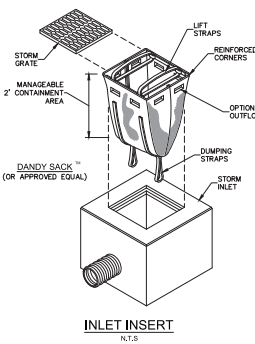
- ATTACHING TWO SILT FENCES
1. POST THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 2. ROTATE BOTH POSTS AT LEAST 180° IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 3. DRIVE BOTH POSTS 18" INTO THE GROUND AND BURY FLAP.

- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO AN EROSION OR SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTAINERS TO MAXIMIZE PONDING EFFICIENCY.

- NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
 2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
 3. SEDIMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.



CONSTRUCTION EXIT
N.T.S.

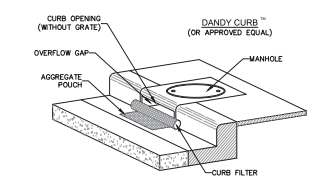
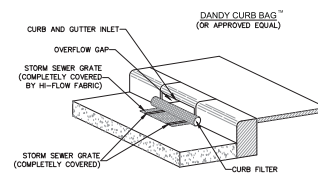


INLET INSERT
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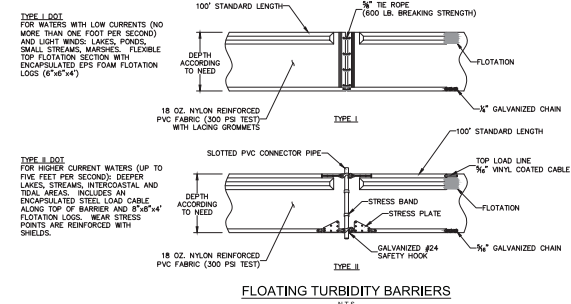
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLIN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4328	80 %
APPROXIMATE OPENING SIZE	ASTM D-4751	40 US SEIVE
FLOW RATE	ASTM D-4449	40 GAL/MIN/50 FT
PERMITTIVITY	ASTM D-4449	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLIN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4328	95 %
APPROXIMATE OPENING SIZE	ASTM D-4751	20 US SEIVE
FLOW RATE	ASTM D-4449	200 GAL/MIN/50 FT
PERMITTIVITY	ASTM D-4449	1.5 SEC -1

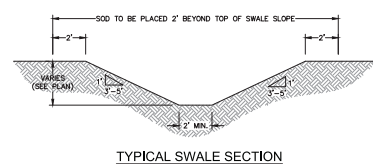
- NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS, NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
 2. GEOTEXTILE WILL BE A NONWOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 3. AN OIL ADDENDUM PWD OR PULOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
 4. INSPECT PER REGULATORY REQUIREMENTS.



CURB INLET SEDIMENT CONTROL
N.T.S.



FLOATING TURBIDITY BARRIERS
N.T.S.



TYPICAL SWALE SECTION
N.T.S.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley-Horn

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440 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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EROSION CONTROL DETAILS

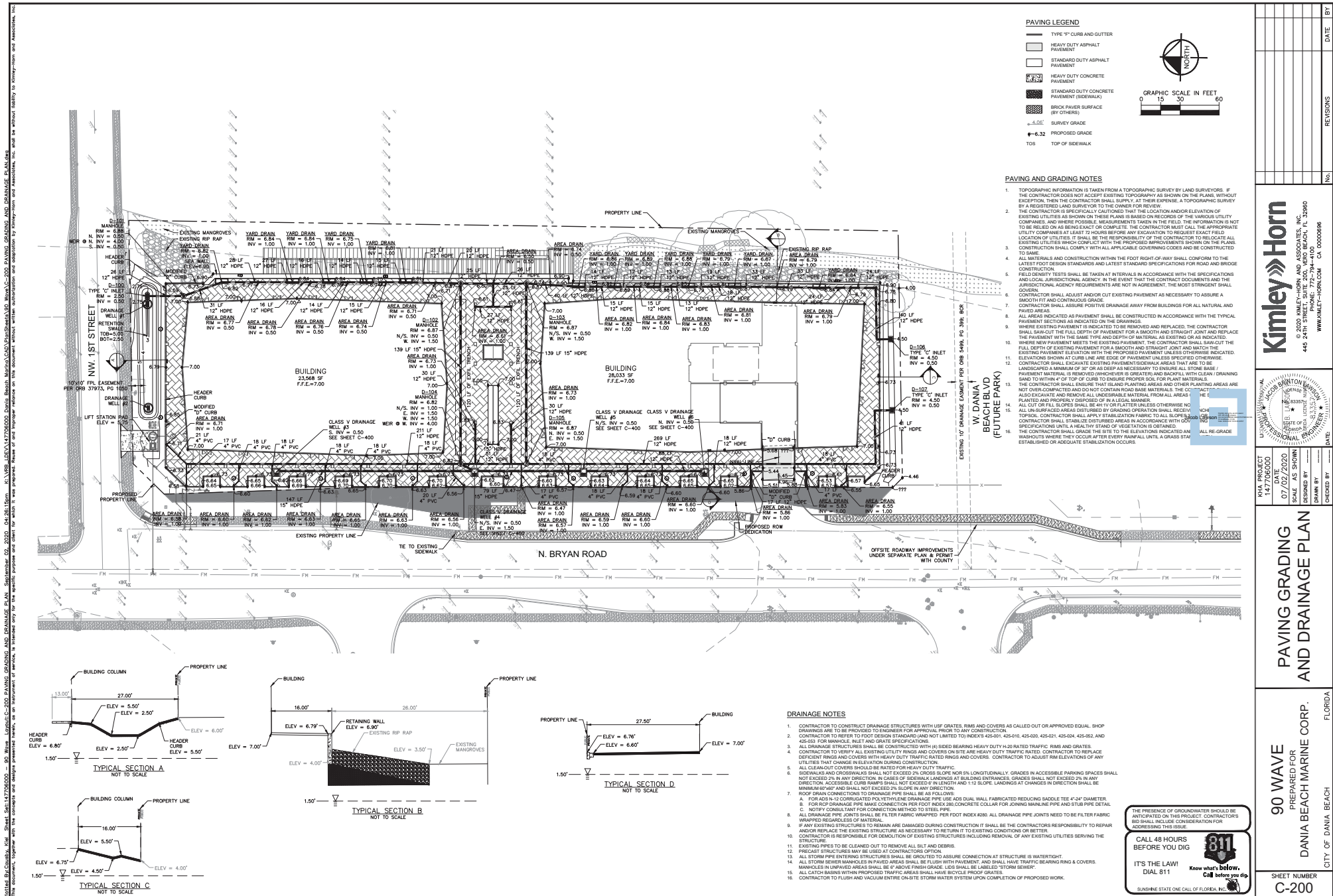
90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.
CITY OF DANIA BEACH, FLORIDA

SHEET NUMBER
C-003

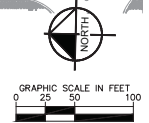
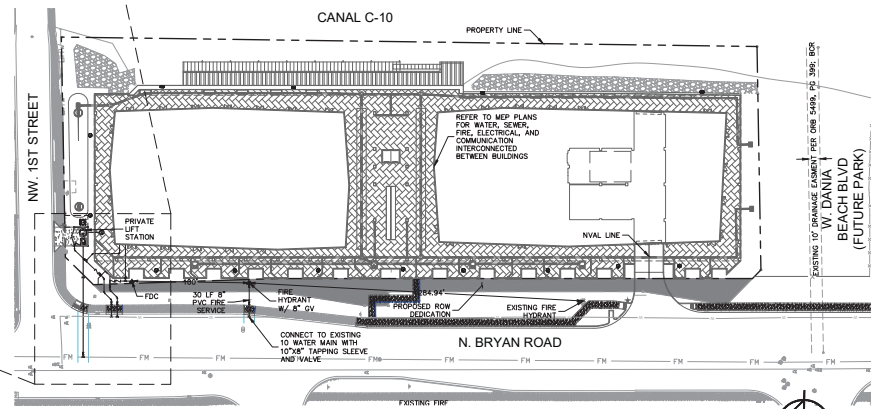
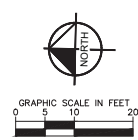
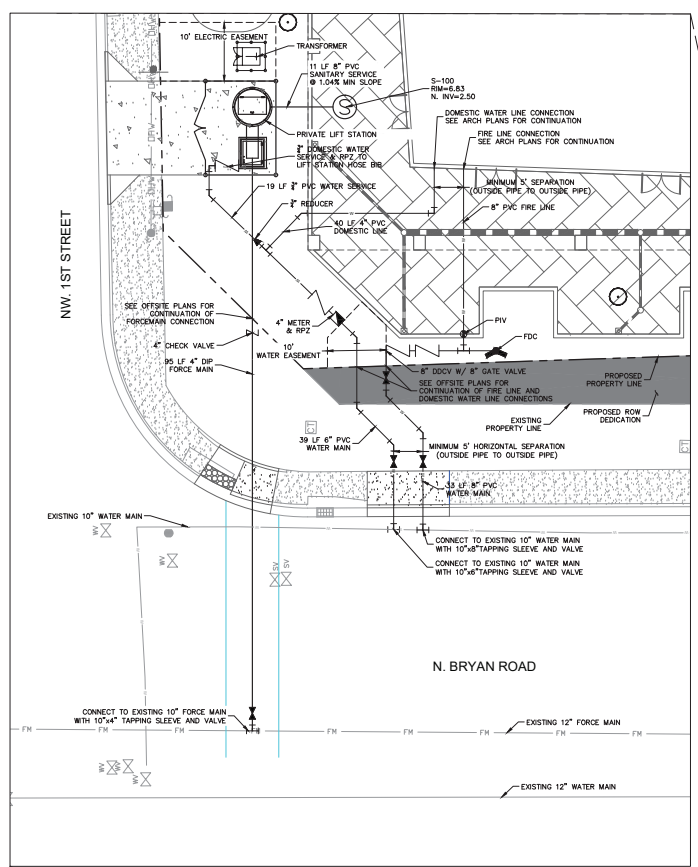
DATE
07/02/2020

REVISIONS

NO.

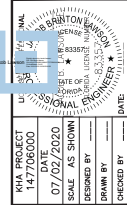


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- ### UTILITY NOTES
1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - a. 8\"
 - b. 8\" PVC SDR35 PER ASTM D 3034 FOR PIPES LESS THAN 12\" DEEP
 - c. 8\" PVC SDR35 PER ASTM D 3034 FOR PIPES MORE THAN 12\" DEEP
 - d. 8\" PVC SCHEDULE 40
 - e. DUCTILE IRON PIPE PER AWWA C150
 - f. 6\" AND LARGER: PVC C-400 PER ASTM D 2241 CLASS 200 UNDER COUNTY ROAD, OTHERWISE CLASS 150
 - g. 6\" AND LARGER DUCTILE IRON PIPE PER AWWA C150
 - h. SMALLER THAN 6\" EITHER COPPER TUBE TYPE \"C\" (SOFT) PER ANSI B16.22 OR PVC 200 P.I.L. PER ASTM D1784 AND D2241.
 4. WATER LINES SHALL BE AS FOLLOWS:
 - a. 6\" AND LARGER: PVC C-400 PER ASTM D 2241 CLASS 200 UNDER COUNTY ROAD, OTHERWISE CLASS 150
 - b. 6\" AND LARGER DUCTILE IRON PIPE PER AWWA C150
 - c. SMALLER THAN 6\" EITHER COPPER TUBE TYPE \"C\" (SOFT) PER ANSI B16.22 OR PVC 200 P.I.L. PER ASTM D1784 AND D2241.
 5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
 7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18\" VERTICAL CLEARANCE, OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
 8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4\" COVER ON ALL WATER LINES.
 9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 18\" FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18\" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITH PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITH LANDSCAPED AREAS.
 12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 14. REFER TO INTERIOR PLUMBING DRAWINGS FOR T.E.N. OF ALL UTILITIES.
 15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES ANY CITY WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATERS AND SEWER LINES.
 16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY TO COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
 18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 21. REFER TO INTERIOR PLUMBING DRAWINGS FOR T.E.N. OF ALL UTILITIES.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWERS AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
 23. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
 24. THE ENTIRE FEE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A \"CONTRACTOR V\" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
 25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

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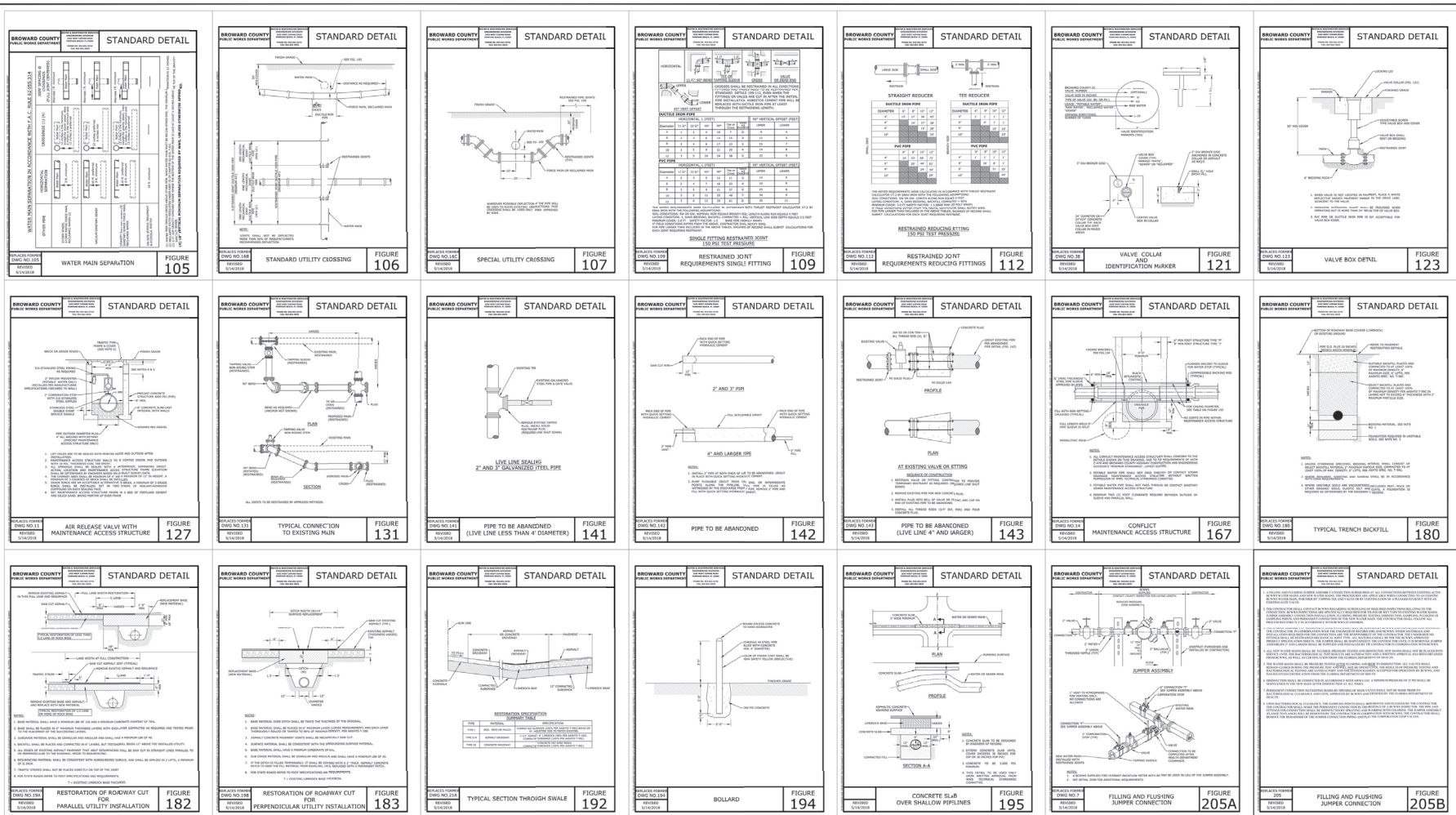


UTILITY PLAN

90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.
CITY OF DANIA BEACH, FLORIDA

CALL 48 HOURS BEFORE YOU DIG
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SHEET NUMBER
C-300



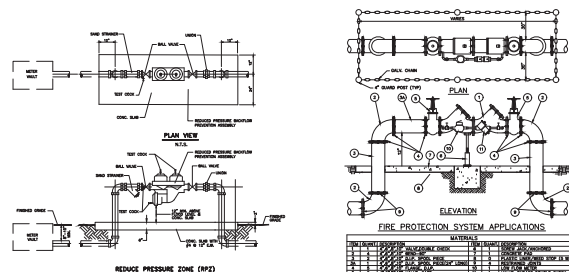
TESTING AND DISINFECTION

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HOLLYWOOD AND BROWARD COUNTY PUBLIC HEALTH.
2. THE PRESSURE TEST SHALL BE FOR 2 HOURS AT 150 PSI AND IN ACCORDANCE WITH ANSI/AWWA STANDARD C600-05 OR LATEST REVISION. PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{S \cdot D^3 \cdot P}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 1,200 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C651-05 OR LATEST REVISION AND BACTERIOLOGICALLY TESTED FOR TWO CONSECUTIVE DAYS. THE

$$L = \frac{S D \sqrt{P}}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.
CITY OF DANIA BEACH
FLORIDA

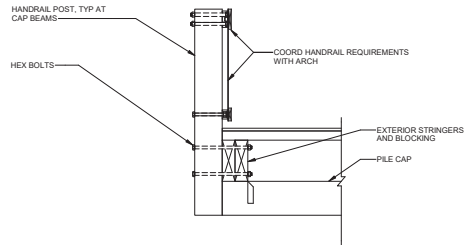
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UTILITY DETAILS

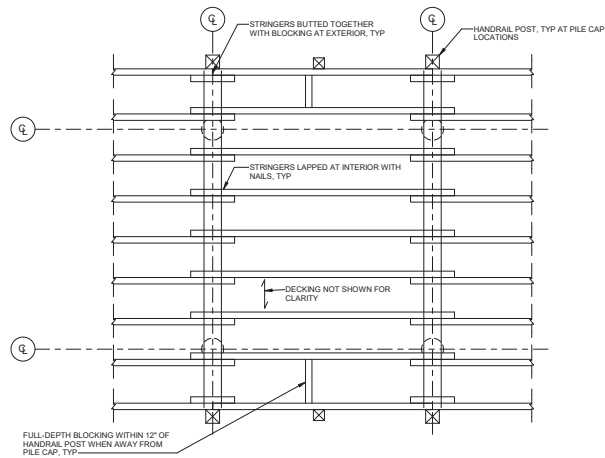
KHA PROJECT
 147706000
 DATE
 07/02/2020
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY

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24TH STREET, SUITE 200, VERO BEACH, FL 32960
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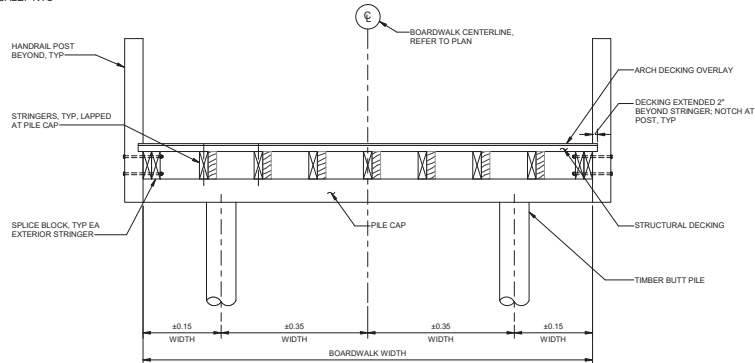
No.	REVISIONS	DATE	BY



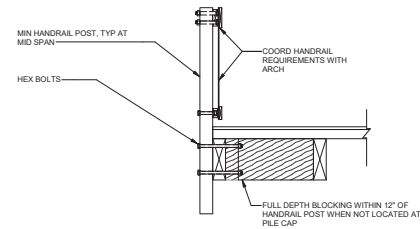
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S401 TYPICAL HANDRAIL POST CONNECTION DETAIL AT PILE CAP
SCALE: NTS



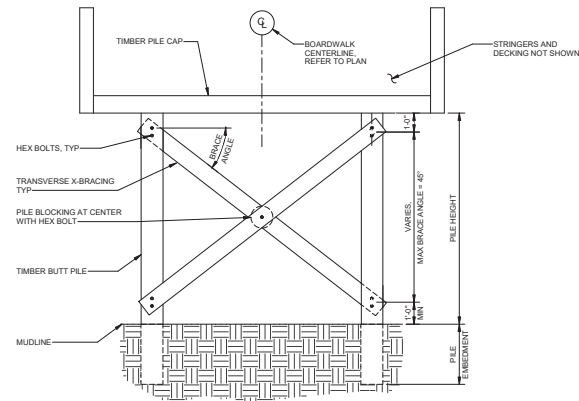
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S401 TYPICAL BOARDWALK FRAMING PLAN
SCALE: NTS



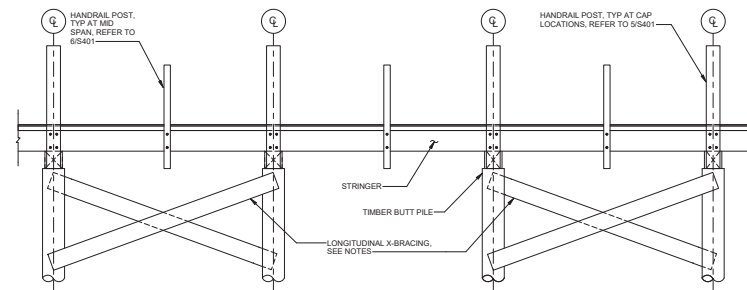
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S401 TYPICAL BOARDWALK SECTION
SCALE: NTS



6
S401 TYPICAL HANDRAIL POST CONNECTION DETAIL AT MID-SPAN
SCALE: NTS

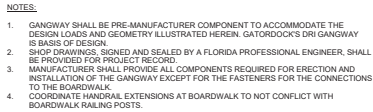


4
S401 BOARDWALK TIMBER BENT DETAIL
SCALE: NTS

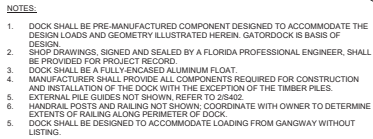


NOTES:
1. HANDRAIL NOT SHOWN FOR CLARITY

2
S401 TYPICAL BOARDWALK ELEVATION
SCALE: NTS



SCALE: NTS



SCALE: NTS



SCALE: NTS



SCALE: NTS



2
S402

SCALE: NTS



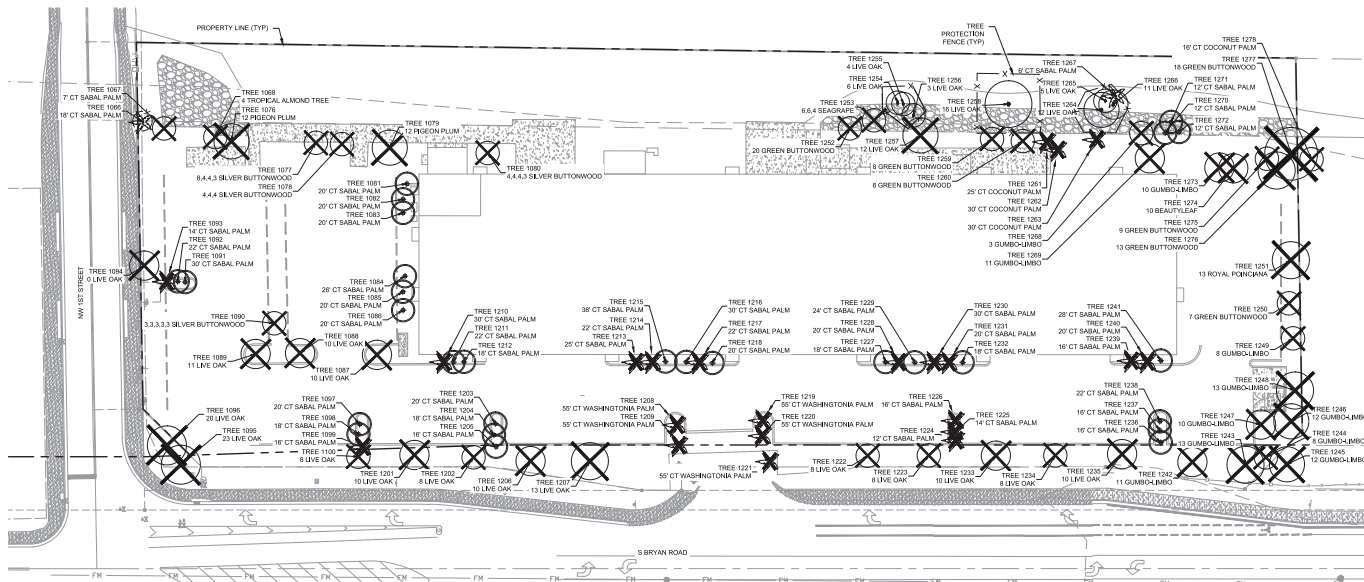
14.77061000	DATE	02/06/2020	SCALE AS SHOWN	DESIGNED BY	MBF	DRAWN BY	JJD	CHECKED BY	JWG
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TYPICAL FLOATING DOCK AND GANGWAY DETAILS

90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.
CITY OF DANIA BEACH
FLORIDA

SHEET NUMBER
S402

Prepared by: Kimley-Horn & Associates, Inc. 24th Street, Suite 200, Vero Beach, FL 32980
Project: 90 WAVE - 90 WAVE MARINE PLAN - 90 WAVE
Drawing: 90 WAVE MARINE PLAN - 90 WAVE
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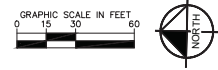
Tree #	Species	Size (DBH)	CTLA Condition Assessment	Notes	Specimen Status	Specimen Appraised Tree Value	Canopy SF	Action
1066	Sabal palm	18' CT (14" DBH)	Excellent		X	\$1,350.00	100	REMAIN
1067	Sabal palm	2' CT (11" DBH)	Excellent				105	REMAIN
1068	Tropical almond tree	4	Excellent	Invasive 2			115	RELOCATE
1076	Pigeon plum	12	Fair				250	REMOVE
1077	Silver buttonwood	8.4, 4.3	Fair				115	REMOVE
1078	Silver buttonwood	4.4, 4	Fair				115	REMOVE
1079	Pigeon plum	12	Excellent				250	REMOVE
1080	Silver buttonwood	4.4, 4.3	Fair				105	REMOVE
1081	Sabal palm	20' CT (11" DBH)	Excellent				105	RELOCATE
1082	Sabal palm	20' CT (11" DBH)	Excellent				105	RELOCATE
1083	Sabal palm	20' CT (11" DBH)	Excellent				105	RELOCATE
1084	Sabal palm	20' CT (11" DBH)	Excellent				105	RELOCATE
1085	Sabal palm	20' CT (11" DBH)	Excellent				105	RELOCATE
1086	Sabal palm	20' CT (11" DBH)	Excellent				105	RELOCATE
1087	Live oak	10	Good				180	REMOVE
1088	Live oak	10	Fair				180	REMOVE
1089	Live oak	11	Good				115	REMOVE
1090	Silver buttonwood	3.3, 3.3, 3	Fair				115	REMOVE
1091	Sabal palm	20' CT (10" DBH)	Excellent				115	RELOCATE
1092	Sabal palm	22' CT (10" DBH)	Excellent				115	RELOCATE
1093	Sabal palm	14' CT (10" DBH)	Excellent				115	REMOVE
1094	Live oak	10	Good				175	REMOVE
1095	Live oak	23	Fair		X	\$9,112.50	820	REMOVE
1096	Live oak	20	Fair		X	\$5,467.50	820	REMOVE
1097	Sabal palm	20' CT (10" DBH)	Excellent				110	RELOCATE
1098	Sabal palm	18' CT (10" DBH)	Excellent				110	RELOCATE
1099	Sabal palm	16' CT (10" DBH)	Excellent				110	REMOVE
1100	Live oak	8	Fair				110	REMOVE
1201	Live oak	10	Fair				185	REMOVE
1202	Live oak	8	Good				105	REMOVE
1203	Sabal palm	20' CT (10" DBH)	Excellent				105	RELOCATE
1204	Sabal palm	18' CT (10" DBH)	Excellent				105	RELOCATE
1205	Sabal palm	16' CT (10" DBH)	Excellent				105	RELOCATE
1206	Live oak	10	Good				170	REMOVE
1207	Live oak	13	Good				270	REMOVE
1208	Washingtonia palm	55' CT (10" DBH)	Excellent	Invasive 2			50	REMOVE
1209	Washingtonia palm	55' CT (10" DBH)	Excellent	Invasive 2			50	REMOVE
1210	Sabal palm	30' CT (10" DBH)	Good				50	REMOVE
1211	Sabal palm	22' CT (10" DBH)	Excellent				100	RELOCATE
1212	Sabal palm	18' CT (10" DBH)	Good				100	RELOCATE
1213	Sabal palm	25' CT (10" DBH)	Excellent				50	REMOVE
1214	Sabal palm	22' CT (10" DBH)	Excellent				50	REMOVE
1215	Sabal palm	38' CT (10" DBH)	Excellent				100	RELOCATE
1216	Sabal palm	30' CT (11" DBH)	Excellent				100	RELOCATE
1217	Sabal palm	22' CT (11" DBH)	Excellent				100	REMOVE
1218	Sabal palm	20' CT (11" DBH)	Excellent				100	RELOCATE
1219	Washingtonia palm	55' CT (10" DBH)	Excellent	Invasive 2			50	REMOVE
1220	Washingtonia palm	55' CT (10" DBH)	Excellent	Invasive 2			50	REMOVE
1221	Washingtonia palm	55' CT (10" DBH)	Good	Invasive 2			50	REMOVE
1222	Live oak	8	Good				105	REMOVE
1223	Live oak	8	Fair				105	REMOVE
1224	Sabal palm	12' CT (11" DBH)	Excellent				100	REMOVE
1225	Sabal palm	14' CT (10" DBH)	Excellent				100	REMOVE
1226	Sabal palm	16' CT (10" DBH)	Good				50	REMOVE

1227	Sabal palm	18' CT (10" DBH)	Excellent				100	RELOCATE
1228	Sabal palm	20' CT (10" DBH)	Excellent				100	REMOVE
1229	Sabal palm	24' CT (10" DBH)	Excellent				100	RELOCATE
1230	Sabal palm	30' CT (10" DBH)	Excellent				100	RELOCATE
1231	Sabal palm	20' CT (10" DBH)	Excellent				100	REMOVE
1232	Sabal palm	18' CT (10" DBH)	Excellent				100	REMOVE
1233	Live oak	10	Good				175	REMOVE
1234	Live oak	8	Fair				100	REMOVE
1235	Live oak	10	Good				170	REMOVE
1236	Sabal palm	16' CT (9" DBH)	Excellent				115	RELOCATE
1237	Sabal palm	16' CT (10" DBH)	Excellent				115	RELOCATE
1238	Sabal palm	22' CT (10" DBH)	Good				115	RELOCATE
1239	Sabal palm	16' CT (10" DBH)	Excellent				100	REMOVE
1240	Sabal palm	20' CT (10" DBH)	Excellent				115	RELOCATE
1241	Sabal palm	28' CT (10" DBH)	Excellent				115	RELOCATE
1242	Gumbo-limbo	11	Good				150	REMOVE
1243	Gumbo-limbo	13	Excellent				280	REMOVE
1244	Gumbo-limbo	9	Excellent				100	REMOVE
1245	Gumbo-limbo	12	Excellent				250	REMOVE
1246	Gumbo-limbo	12	Excellent				250	REMOVE
1247	Gumbo-limbo	10	Fair				160	REMOVE
1248	Gumbo-limbo	13	Good				250	REMOVE
1249	Gumbo-limbo	8	Good				100	REMOVE
1250	Green buttonwood	7	Fair				100	REMOVE
1251	Royal poinciana	13	Fair	Ganoderma fungus on trunk and lower limbs			270	REMOVE
1252	Green buttonwood	20	Fair		X	\$911.25	120	REMOVE
1253	Seagrape	6.6, 6.4	Fair				120	REMOVE
1254	Live oak	6	Good				100	REMAIN
1255	Live oak	4	Good				100	REMAIN
1256	Live oak	3	Good				100	REMAIN
1257	Live oak	12	Fair				240	REMOVE
1258	Live oak	16	Fair				420	REMAIN
1259	Green buttonwood	8	Fair				105	REMOVE
1260	Green buttonwood	8	Fair				105	REMOVE
1261	Coconut palm	25' CT (9" DBH)	Excellent	Invasive 2			100	REMOVE
1262	Coconut palm	30' CT (9" DBH)	Excellent	Invasive 2			100	REMOVE
1263	Coconut palm	30' CT (9" DBH)	Excellent	Invasive 2			50	REMOVE
1264	Live oak	12	Good				220	REMAIN
1265	Live oak	5	Good				1150	REMAIN
1266	Live oak	11	Good				175	REMAIN
1267	Sabal palm	6' CT (13" DBH)	Excellent		X	\$168.75	50	REMAIN
1268	Gumbo-limbo	3	Excellent				105	REMOVE
1269	Gumbo-limbo	11	Fair				100	REMOVE
1270	Sabal palm	12' CT (13" DBH)	Excellent		X	\$84.45	100	RELOCATE
1271	Sabal palm	12' CT (13" DBH)	Excellent		X	\$168.75	100	RELOCATE
1272	Sabal palm	12' CT (13" DBH)	Excellent		X	\$84.38	190	RELOCATE
1273	Gumbo-limbo	10	Fair				175	REMOVE
1274	Beautyleaf	10	Good				100	REMOVE
1275	Green buttonwood	9	Good				270	REMOVE
1276	Green buttonwood	13	Fair				570	REMOVE
1277	Green buttonwood	18	Good		X	\$1,518.75	115	REMOVE
1278	Coconut palm	16' CT (9" DBH)	Excellent	Invasive 2			115	REMOVE

90 Wave	
Total Non Invasive Canopy Removed	9835
Total Non Invasive Canopy Removed (w/ 1.5 Mult.)	14753
Total Category 1 Invasive Canopy Removed (w/ 1 Mult.)	730
Total Category 1 Invasive Canopy Removed	0
Total Category 1 Invasive Canopy Removed (w/ .25 Mult.)	0
Total Canopy Removed (w/ Multipliers)	15483
Replacement Trees Required (1000 SF Per Tree)	155
Replacement Trees Provided	13
Replacement Trees Deficient	142
Tree Trust Fund Payment (\$338 per Deficient Tree)	\$47,936.65

Specimen Trees Removed	4
Total Appraisal Value to be Paid for Removal	\$17,010.00
REPLACEMENT TREES BASED ON CATEGORY 3 TREE	
THREE TRUST FUND PAYMENT BASED ON COST OF STOCK	
CATEGORY 3 TREE (\$950 MULTIPLIED BY 2.7)	
SPECIMEN TREE APPRAISAL CALCULATION	
APPRAISED TREE VALUE = PRICE OF REPLACEMENT TREE x 2.7 x	
SIZE FACTOR x HEALTH/CONDITION FACTOR x LOCATION SCORE	
PRICE OF REPLACEMENT TREES	
CATEGORY 3A TREE: 8000 LBS CAL. 10' HT. LIVE OAK	
PALM \$100 (10' CT. SABAL PALM)	

Specimen Tree Cals - 90 Wave								
Tree #	Replacement Cost	Size Factor	Health Factor	Location Score	Location Compromised	Appraisal Value		
1066	5	100.00	2.7	2	1.25	2	No	\$ 1,350.00
1095	5	600.00	2.7	3	1.25	1.5	Yes	\$ 9,112.50
1096	5	600.00	2.7	3	0.75	1.5	Yes	\$ 5,467.50
1251	5	600.00	2.7	3	0.75	0.25	Yes	\$ 911.25
1267	5	100.00	2.7	1	1.25	0.5	No	\$ 168.75
1270	5	100.00	2.7	1	1.25	0.25	Yes	\$ 84.38
1271	5	100.00	2.7	1	1.25	0.5	No	\$ 168.75
1272	5	100.00	2.7	1	1.25	0.25	Yes	\$ 84.38
1277	5	600.00	2.7	3	1.25	0.25	Yes	\$ 1,518.75



90 WAVE
PREPARED FOR
DANIA BEACH MARINE
CORP.

SHEET NUMBER
L0.50

Kimley»Horn

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440 24TH STREET, SUITE 200, VERO BEACH, FL 32980
WWW.KIMLEY-HORN.COM CA 0000686

Digitally signed
by Matthew Franko
Date: 2020.09.03
09:41:53 -0400

8/31/2020
MT

FLORIDA
CITY OF DANIA BEACH

NO. _____

REVISED _____

DATE _____

DANIA BEACH MARINA PREPARED FOR DANIA BEACH MARINE CORP. CITY OF DANIA BEACH FLORIDA	TREE MITIGATION SPECIFICATIONS
	SHEET NUMBER L0.51



4. A PRE-CONSTRUCTION MEETING WITH THE DANA BANC CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL. CALL 656-644-2434 A MINIMUM OF 5 BUSINESS DAYS PRIOR TO DEEMED START DATE TO SCHEDULE PRE-CONSTRUCTION MEETING. THE MEETING SHALL BE ATTENDED BY THE DANA BANC CITY ARBORIST, THE LANDSCAPE CONTRACTOR, THE CITY ENGINEER, THE CITY PLANNING DEPARTMENT, AND DESIGNER. THE TREE PROTECTION FENCE SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE PROTECTION ZONE IF THE PROTECTION ZONE IS NOT DEPICTED ON THE PLAN. THE PROTECTION FENCE SHALL BE PERMITTED WITHIN THE TREE PROTECTION ZONE.
5. A LISTING TREE SHALL BE PRUNED TO ANSI A300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
6. A REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE DANA BANC CITY ARBORIST AT 656-644-2434 FOR A REMOVAL PERMIT.
7. A LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A PERMIT TO EXCAVATE FOR THE INSTALLATION OF A 2' DIA. BUSINESS DAYS PRIOR TO DIGGING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
8. A EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED WITH A MINIMUM OF 120 DAYS PRIOR TO RELOCATION.
9. ALL NEW PLANTED TREES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:
- | CALIFORNIA MURDER BOLL DIAMETER | |
|---------------------------------|----|
| 1 | 24 |
| 2 | 24 |
| 3 | 24 |
| 4 | 42 |
| 5 | 42 |
| 6 | 70 |
| 7 | 70 |
| 8 | 80 |
| 9 | 80 |
10. 12 INCHES PER INCH OF TRUNK CIRCUMFERENCE
11. TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE RECEIVED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
12. A TEMPORARY ROOT PROTECTION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 30 DAYS AFTER ROOT PRUNING.
13. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
14. SUBSTITUTIONS OF ANY PLANT MATERIAL MUST BE APPROVED BY THE DANA BANC CITY ARBORIST PRIOR TO USE.
15. ALL PLANT MATERIAL PLANTED FOR THE LANDSCAPE PLAN SHALL BE FORDIA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA LANDSCAPE ARCHITECTURES AND LANDSCAPES FOR NURSERY. ALL DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
16. ALL PLANT MATERIAL PLANTED FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
17. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND ALL PLANTING SHALL HAVE PRECEDENCE OVER ALL OTHER ACTIVITIES.
18. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF PLANTING.
19. ALL PLANT MATERIAL SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
20. ALL TREES AND PALM PLANTING AND TREATMENT SHALL BE REVENUE.
21. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
22. ALL PLANTING SHALL BE WATERED AT THE RATE OF 1" PER INCH OF PLANTING NO DEWY PLANTING PERMITTED.
23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATERING VESSELS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
24. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
25. MULCHING:
26. ALL LANDSCAPE AREAS NOT COVERED BY SOIL SHALL BE COVERED BY A MINIMUM 3" LAYER OF MULCH.
27. A MULCH RICH WITH A MINIMUM GRADES OF 24" (8 INCHES) (8 INCHES) (8 INCHES) IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
28. CYRUS
29. ALL NEW LANDSCAPE AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH LAND CLEARING-FREE SOIL.
30. ONE CUBIC YARD OF SOIL SHALL BE REQUIRED FOR EACH SQUARE FOOT OF EXCAVATION.
31. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 1.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPED

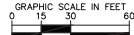
LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE 4 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INFORMATION AND TO BE CONFIRMED APPROPRIATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT ALL UTILITIES DURING THE CONSTRUCTION PERIOD TO AVOID ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BEFORE DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT MATERIAL OF THE PROJECT AND AVOID LOSS OF PLANT MATERIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY INCLUDING (BUT NOT LIMITED TO) WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. ALL OF THE PLANTS.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DESTRUCTED, DEAD, OR REJECTED (PRIOR TO SUBSTITUTION, COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PRIOR LIST REQUIREMENTS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR THE WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. THE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANTING.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUVENIR NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1, OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND 2" STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED SPECIES SHALL BE REMOVED FROM SITE INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT AREAS.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED (AS PROVIDED IN THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE TREE SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PRODUCE PLANT MATERIALS AND

LANDSCAPE REQUIREMENTS			
CODE	REQUIRED	PROPOSED	
DEVELOPMENT DESIGN GUIDELINES: LANDSCAPE DESIGN STANDARDS SECTION 5: BUFFER BUFFER LANDSCAPE	<u>NR 1ST STREET- 187 LF</u> 5' WIDE 1 TREE CONTINUOUS HEDGE ROW	<u>NR 1ST STREET- 187 LF</u> 5' WIDE 5 UNDERSTORY TREES DUE TO OHU	
DEVELOPMENT DESIGN GUIDELINES: LANDSCAPE DESIGN STANDARDS SECTION 5: BUFFER BUFFER LANDSCAPE	<u>DANK BEACH ROW- 185 LF</u> 5' WIDE 13 UNDERSTORY PALMS	<u>DANK BEACH ROW- 185 LF</u> 5' WIDE 13 RELOCATED PALMS	
<u>STREETSCAPE PER MASTER DEVELOPMENT PLAN</u>	<u>BRAYAN ROAD FUTURE ROW</u> 5/10 LF OF SIDEWALK = 15 TREES	13 TREES 2 PALMS	
BUFFER ALONG CANAL ACROSS FROM RESIDENTIAL PROPERTY	C-10 CANAL - 593 LF 7 TREES AND 75 SHRUBS	EXISTING BUFFER 38 SHRUBS 4 GREENSCREENS	
THE MITIGATION	1 TREE / 10/30 OF CANOPY REMOVED 14/50 OF REMOVED	13 CATEGORY 3 TREES 142 TREES EQUIVALENT OF \$30K PER TREE = \$42,500 (SEE FUND PAYMENT)	
DEVELOPMENT DESIGN GUIDELINES: LANDSCAPE DESIGN STANDARDS SECTION 5: BUFFER BUFFER LANDSCAPE	50% NATIVES	TREES: 80% NATIVE (21 / 26 PROPOSED) SHRUBS: 81% NATIVE (154/190) GROUND COVER: 100% NATIVE (55/55)	

PLANT SCHEDULE NORTH

TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	CS2	13	CONOCARPUS ERECTUS 'SERBICEUS' MULTI TRUNK, STRUNK MIN. FULL, FL. ST. NATIVE	SILVER BUTTWOOD	FG	3' GAL, 10'	8' HT MIN
	LY1	5	LAGERSTROEMIA X 'YUMA' SINGLE TRUNK STANDARD, 4' CT, FL. #1, SPECIMEN QUALITY	CRAPE MYRTLE	FG	3' GAL MIN	10' HT, 4" SF
	PRR	3	EXISTING PALM TO REMAIN PROTECT AND PRESERVE; CONTRACTOR LABEL FOR DAMAGE	EXISTING PALM TO REMAIN	EXISTING	-	-
	QV	13	QUERCUS VIREGINIANA STRAIGHT, FULL, SINGLE LEADER, 4.5' CT, FL. #1, NATIVE	LIVE OAK	FG	3' GAL MIN	12' HT MIN
	RT	16	RELOCATED TREE FINAL LOCATION	RELOCATED TREE	EXISTING	-	-
	TR	7	EXISTING TREE TO REMAIN PROTECT AND PRESERVE; CONTRACTOR LABEL FOR DAMAGE	EXISTING TREE TO REMAIN	EXISTING	-	-
PALM	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	WB	2	WODYETIA BIFURCATA FULL, FL. #1, CLOSELY MATCHING	FOXTAIL PALM	FG	-	12' CT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CI	117	CHRYSOBALANUS/CAICO 'RED TIP' FULL, NATIVE	COCO PALM	7 GAL	36" OC	24" FULL
	CU	37	COCCOLoba UNIFERA FULL, NATIVE	SEA GRAPE	7 GAL	48" OC	30" FULL
	DV2	24	DWAMELLA TASMANICA 'VARIEGATA' FULL	VAREGATED FLAX LILY	3 GAL	-	20" FULL
	HC	12	HELCONIA ANDROMEDA 'CHALCANA' FULL	DWARF HELICONIA	3 GAL	-	24" FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	HD	58	HELIANTHUS DEBILIS FULL, NATIVE	DUNE SUNFLOWER	1 GAL	18" FULL	24" OC
	PA	1,620 SF	PASPALUM NOTATUM 'ARGENTEA' 100% WEED/DISEASE/DEBR FREE	BAHIA GRASS	SOD	-	-
	SOD	18,865 SF	STENOTAPHRUM SECUNDATUM 'FLORANT' LAID TIGHT, ROLLED, 100% INSECT / WEED / DISEASE / DEBRIS FREE	FLORANT ST. AUGUSTINE SOD	SOD	-	-
MISC.	CODE	QTY	BOTANICAL COMMON NAME	SPECIFICATIONS			
	MISC	780	EUCALYPTUS MISC	7" DEPTH MINIMUM, SHREDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL			

LANDSCAPE PLAN -
90 WAVE

DANIA BEACH MARINA
PREPARED FOR
DANIA BEACH MARINE
CORP.

SHEET NUMBER
L1.00

Kimley»Horn

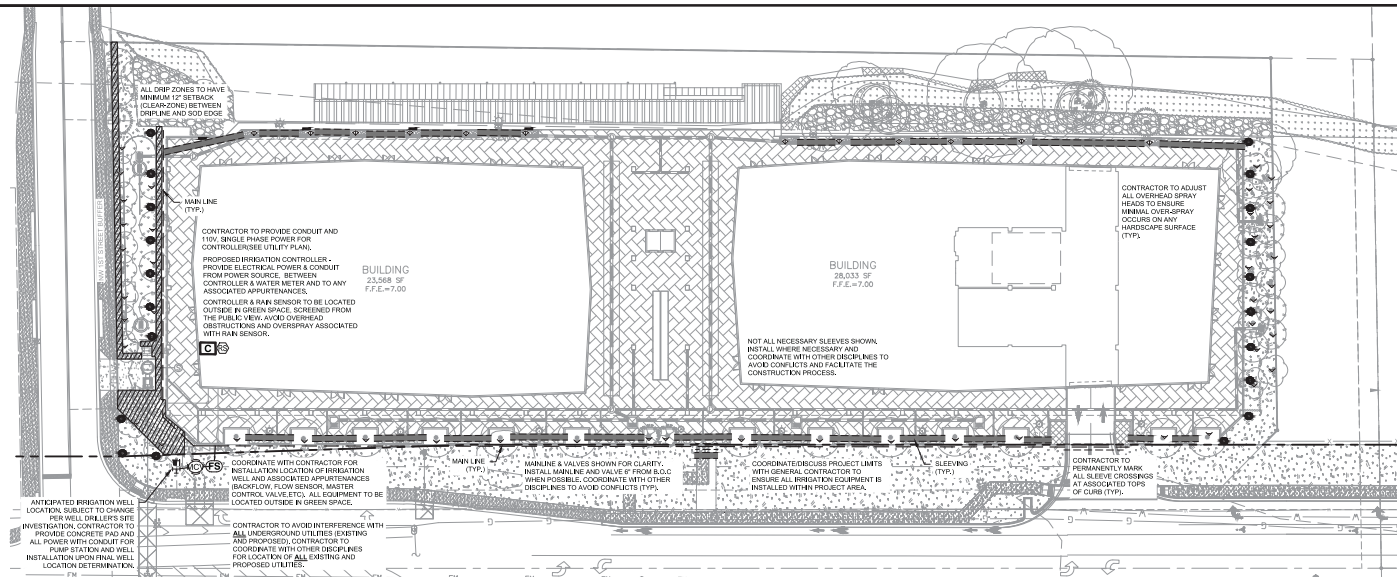
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24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 0000696

Digitally signed
by Matthew T
Franko
Date:
2020.09.03
09:49:06 -04'00'

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	BLN	DRAWN BY	BLN	CHECKED BY	MTF
147706000	01/24/2020								

CITY OF DANIA BEACH
FLORIDA





IRRIGATION NOTES

2. CONTRACTOR SHALL NOTIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THE DESIGN.
7. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
8. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
9. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
10. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE, DO NOT TRENCHE OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
11. ALL IRRIGATION BELONGING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
12. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
13. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATER/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
14. CONTRACTOR TO PROVIDE PERMANENT BENCHMARKS ON ALL CURB LINES AT DISTANCE: SLEEVE LOCATIONS (TYP)
15. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT RELATIVES IN EXISTING TREES.
16. IRRIGATION SPRINGS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
17. MATCH PRECIPITATION RATINGS WITH ANY HEADS THAT ARE REPLACED.

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

1.01 PERFORMANCE REQUIREMENTS

- A. MINIMUM TEST IRRIGATION WATER SUPPLY WELL PERFORMANCE CAPACITY:
- THE WELL SHALL BE CAPABLE OF A MINIMUM OF 60 GPM AT 66 PSF AT THE WELL HEAD. THE SUBMERSIBLE PUMP AND MOTOR SHALL BE CAPABLE OF PUMPING 60 GPM AT 66 PSF AT THE WELL HEAD BY A MOTOR AT THE SURFACE. THE WELL SHALL BE CAPABLE OF ELECTRICAL POWER SHALL BE 480 VOLT 3 PHASE 60 HERTZ. THE OWNER SHALL PROVIDE ALL PRIMARY AND SECONDARY ELECTRICAL CONNECTIONS TO THE WELL. THE WELL SHALL BE 12" IN DIAMETER. THE WELL SHALL BE 12" IN DIAMETER. THE WELL SHALL BE MOUNTED AT LEAST 12" FROM FINISHED GROUND LEVEL A PROTECTIVE COVER. THIS DATA SHALL BE THE BASIS FOR DETERMINING ALL WELL DESIGN AND CONSTRUCTION. THE PUMP, MOTOR, VFD, AND WIRE SIZE, THE DEPTH OF THE WELL SHALL BE DETERMINED AS NEEDED FOR PERFORMANCE REQUIREMENTS.
- 1.02 QUALITY ASSURANCE
- 1.02.01 LOCATED
- A. WELL DRILLER QUALIFICATIONS: AN EXPERIENCED WATER SUPPLY WELL DRILLER LOCATED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.
- B. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT TESTING AGENCY, ACCEPTANCE TO AUTHORITIES HAVING JURISDICTION, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING REQUIRED, AS DOCUMENTED ACCORDING TO ASTM E 548.
- C. ELECTRICAL, COMMUNICATIONS, DEVICES AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NP 710, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
- D. AWWA COMPLIANCE: COMPLY WITH AWWA A100 FOR WATER SUPPLY WELLS.

CONTRACTOR SHALL TEST IRRIGATION WATER AFTER WELLS ARE CONSTRUCTED TO INSURE IT IS SUITABLE FOR LANDSCAPE IRRIGATION. IF THE IRON CONTENT EXCEEDS 1.2 PARTS PER MILLION, THE CONTRACTOR SHALL PROVIDE A COST PROPOSAL TO THE ENGINEER FOR PROVIDING A RUST INHIBITOR SYSTEM TO INSURE THAT ROADWAY PAVEMENT AND OTHER STRUCTURES ARE NOT STAINED. THIS WORK, IF NEEDED, WILL BE IN ADDITION TO THE CONTRACT.

CONTRACTOR RESPONSIBLE FOR COORDINATING WELL SIZE, DEPTH, AND LOCATION WITH WELL DRILLER. UPON WELL DRILLER INVESTIGATION, WELL SIZE, LOCATION, AND DEPTH SUBJECT TO CHANGE.

IRRIGATION SCHEDULE NORTH

[illegible]

FLOW TOTALS
Area for Drip Irrigation: _____
Bubbler: _____
Drip Emitter: _____
Turf Rotary: _____
Total: _____

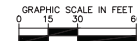


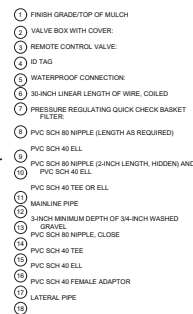
Digitally signed
by Matthew
Franko
Date:
2020.09.03
09:59:28 -0400

SCHEMATIC
IRRIGATION PLAN
WAVE

DANIA BEACH MARINA
PREPARED FOR
DANIA BEACH MARINE
CORP.
CITY OF DANIA BEACH
FLORIDA

SHEET NUMBER
L2.00

[illegible]



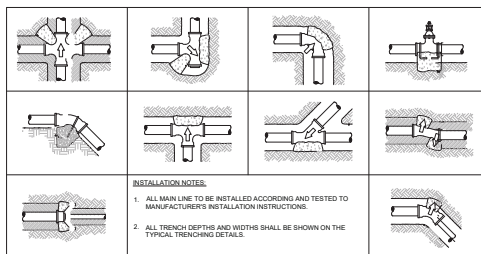
1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STATION MOUNT). PEDESTAL MOUNT: INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1/2" INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 1/2" INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES
7. CONTROL WIRE

NOTES:

1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 4 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF THE CONTROLLER AND TRANSMIT LARGER VOLTAGE AND COMMON WIRES FROM FIELD TO 1/8 INCH MTL CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE PROPER RESISTANCE OF 5 OHMS OR LESS.

NOTES:

1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

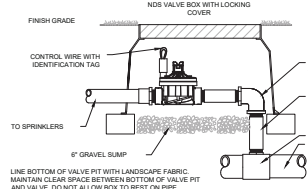


INSTALLATION NOTES

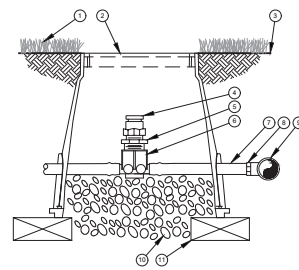
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
 2. FOR 45/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
 3. FOR 22-12" FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
 4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST
- BLOCKS REQUIRED FOR RIGIDATION MAINLINE 2 1/2" AND LARGER,

BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER

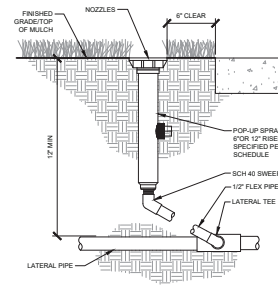
Plotting By Nelson, Bre. Sheet Set: Donia Beach Marina Layout: 2.50 August 31, 2020 09:36:31m K:\ORL\LA VERO BEACH\CONSTR\PlanSheets\2.50 IRRIGATION DETAILS.dwg



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE:
- 6 BRICK (1 OF 2)
- 7 6-INCH MINIMUM DEPTH OF
3/4-INCH WASHED GRAVEL



- 1 TURF GRASS
- 2 VALVE BOX LID
- 3 FINISH GRADE
- 4 1/2" AIR RELIEF VALVE:
TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 5 1/2" x 1/2" PVC REDUCER BUSHING
- 6 BARB X FEMALE THREAD CONNECTOR
- 7 1/2" BLANK DRIPLINE TUBING
- 8 BARB X MALE THREAD CONNECTOR
- 9 PVC TEE CONNECTED TO PVC HEADER PIPE
- 10 3/4" MINIMUM DEPTH OF
1/2" WASHED GRAVEL
- 11 BRICK (1 OF 2)



REGISTERED LANDSCAPE ARCHITECT
MATTHEW TAYLOR FRANKO
LA6667292
★
STATE
OF
★
FLORIDA

This seal is required to be carried by the licensee at all times. It is the responsibility of the licensee to maintain the seal in good condition. The seal is the property of the State of Florida and shall be returned to the State upon the expiration of the license.

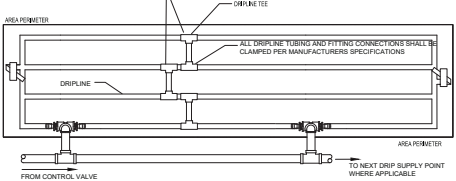
Digitally signed
by Matthew T
Franko
Date: 2020.09.03
10:04:50 -04'00'

KHA PROJECT	DATE	DESIGNED BY	BLN
147706000	01/24/2020	DRAWN BY	BLN
		CHECKED BY	MTF

IRRIGATION DETAILS

DANIA BEACH
MARINA
PREPARED FOR
DANIA BEACH MARIN
OF DANIA CORP.
CH

SHEET NUMBER
L2.50



CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

- NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES
 2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
 3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

Diagram illustrating the cross-section of a concrete curb and the placement of a metallic disc and a shared sleeve for irrigation wiring.

Labels and Dimensions:

- CONCRETE CURB WHERE APPLICABLE
- TURF/PLANTING BED
- ROADWAY/DRIVEWAY BASE
- METALLIC DISC
- 3" MIN.
- IRRIGATION SLEEVE
- END OF SLEEVE
- SHARED SLEEVE, WHERE APPLICABLE WITH LATERALS & MAINLINE ONLY.
- 3" MIN.
- END OF SLEEVE
- ALL WIRING IS SEPARATE CONDUIT.

3" ABOVE GRADE

BUBBLER NOZZLE AS SPECIFIED.

PVC SLIP-THREAD ADAPTOR.

WATER WELL AS PER PLANTER DETAIL.

FINISHED GRADE

12" BELOW GRADE

2" IPS FLEX HOSE WITH PVC FLEX GLUE AND PRIMER 5' LENGTH MIN.

PVC SLIP-THREAD ADAPTOR.

PVC LATERAL LINE.

NOTE: BUBBLER SHALL NOT BE PLACED AT 12 IN. G. LINE.

NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 TYPICAL BUBBLER
12.50 SECTION



telus Corporation © 2010. 7 845-834-0600, 800-370-8935 | 845-834-0405 | www.telus.ca
In a continuing effort to be the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not
affect the overall quality, fit and/or safety of our product. Please contact us if you have any questions.

EPA Notes: Effective Projected Area (EPA) is square feet. (EPA calculated using wind velocity (mph) indicated in accordance with 2009-ADDITIONAL L-5 using a 25-year design life. Maximum EPA is based on the L-50 wind speed shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

happco
— since 1965 —

26252 Hillman Highway
Abingdon, VA 24210
800.368.7171

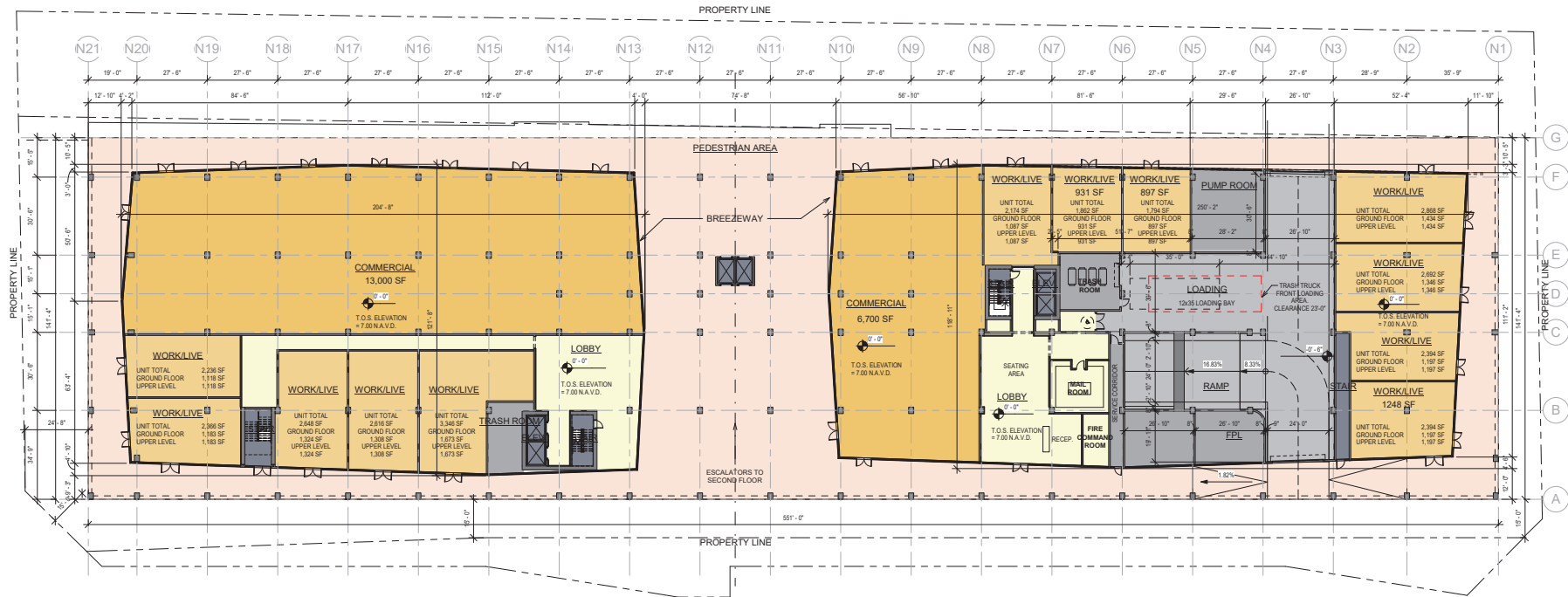
Before Corporation © 2010, 1-845-834-1400, 800-795-8922, F 845-834-5401, www.sbfusa.net



Digitally signed
by Matthew T
Franko
Date:
2020.09.03
10:10:42 -04'00'

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
4445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000896

[illegible]



COLOR LEGEND

- BOH
- LOBBY
- PARKING
- PEDESTRIAN AREA
- RETAIL
- VERTICAL CIRCULATION
- WORK/LIVE

GROUND FLOOR AREA SCHEDULE	
	PROVIDED
RETAIL AREA	19,700 SF
WORK/LIVE UNITS (2 STORY UNITS)	12 UNITS (29,494 SF)
TOTAL GROSS SF	51,602 SF

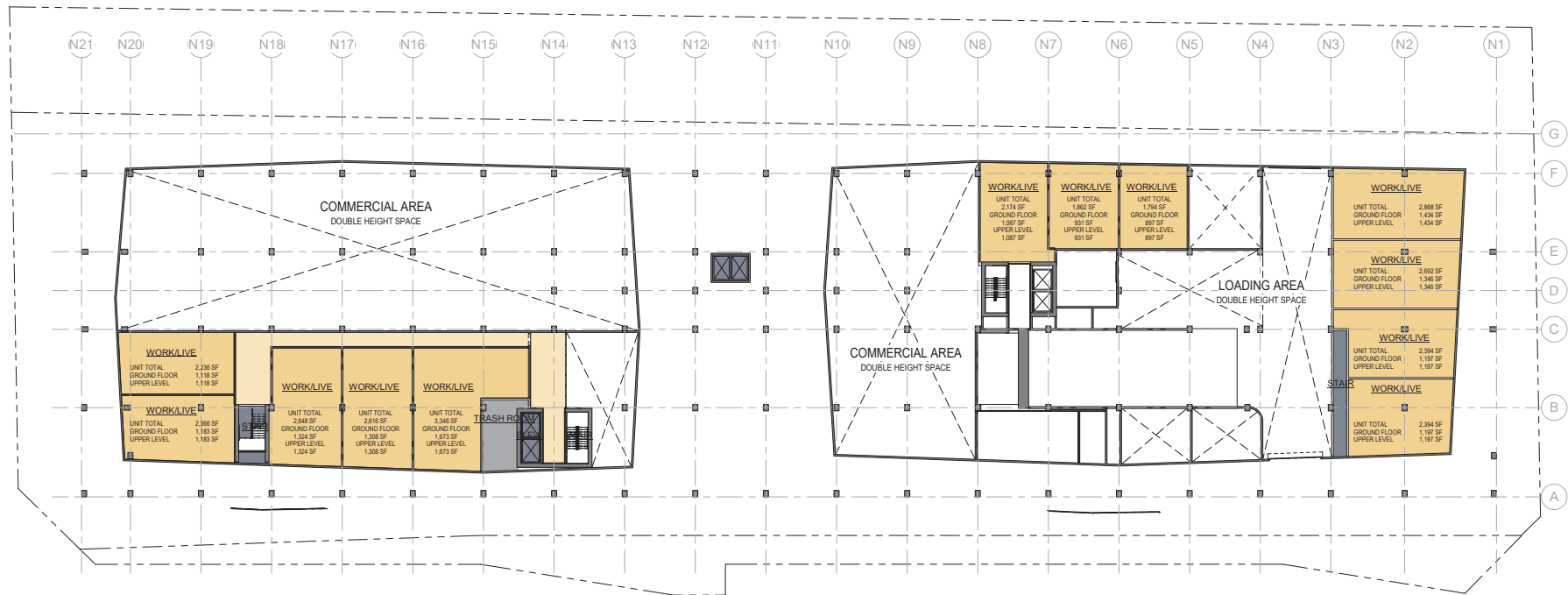
NOTE:
ALL COMMERCIAL COMPONENT TO THE WORK/LIVE UNITS
MUST BE CONFINED TO THE GROUND FLOOR.

PARKING SCHEDULE

	REQUIRED	PROVIDED
LOADING AREA	1	1

2 0100 LEVEL - COMMERCIAL & W/L UNITS
A-3.00 1" = 20'-0"

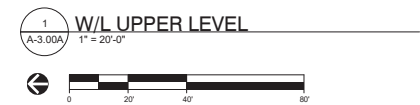


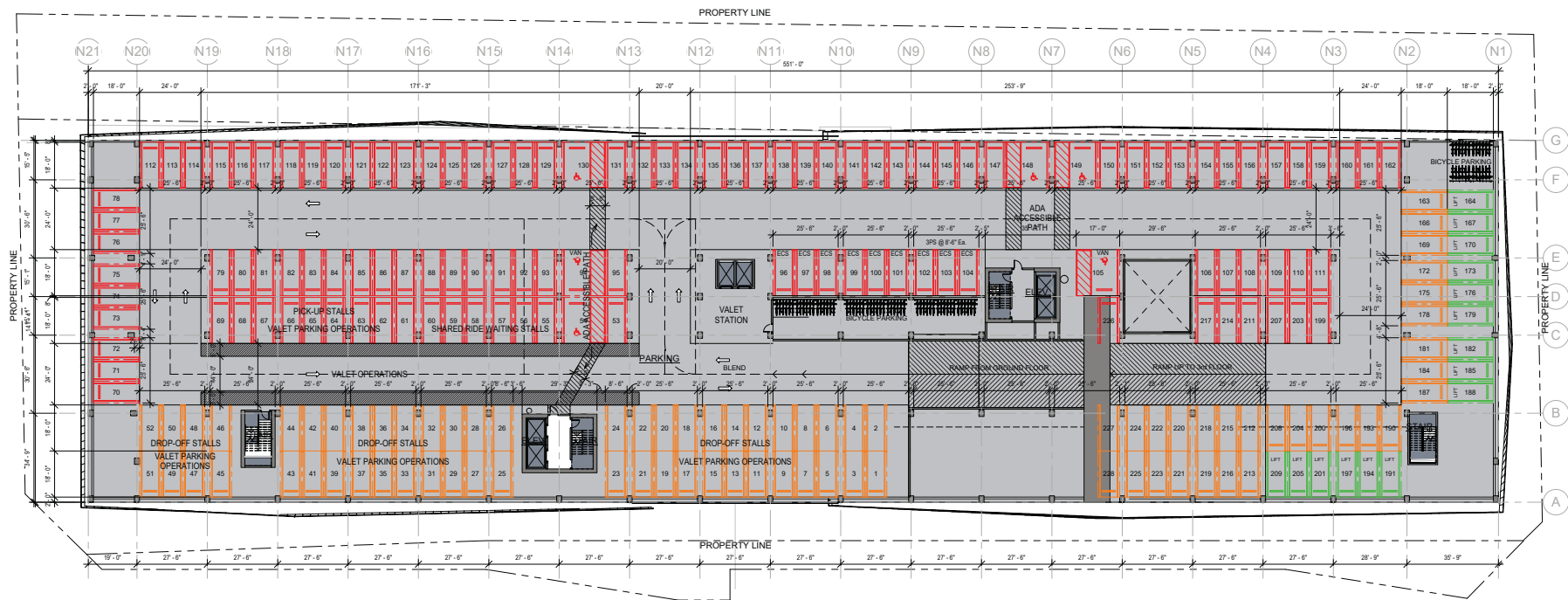


COLOR LEGEND

- BOH
- CIRCULATION HORIZONTAL
- VERTICAL CIRCULATION
- WORK/LIVE

MEZZANINE AREA SCHEDULE	
	PROVIDED
WORK/LIVE UNITS (2 STORY UNITS)	12 UNITS (29,494 SF)
TOTAL GROSS SF	18,033 SF





COLOR LEGEND

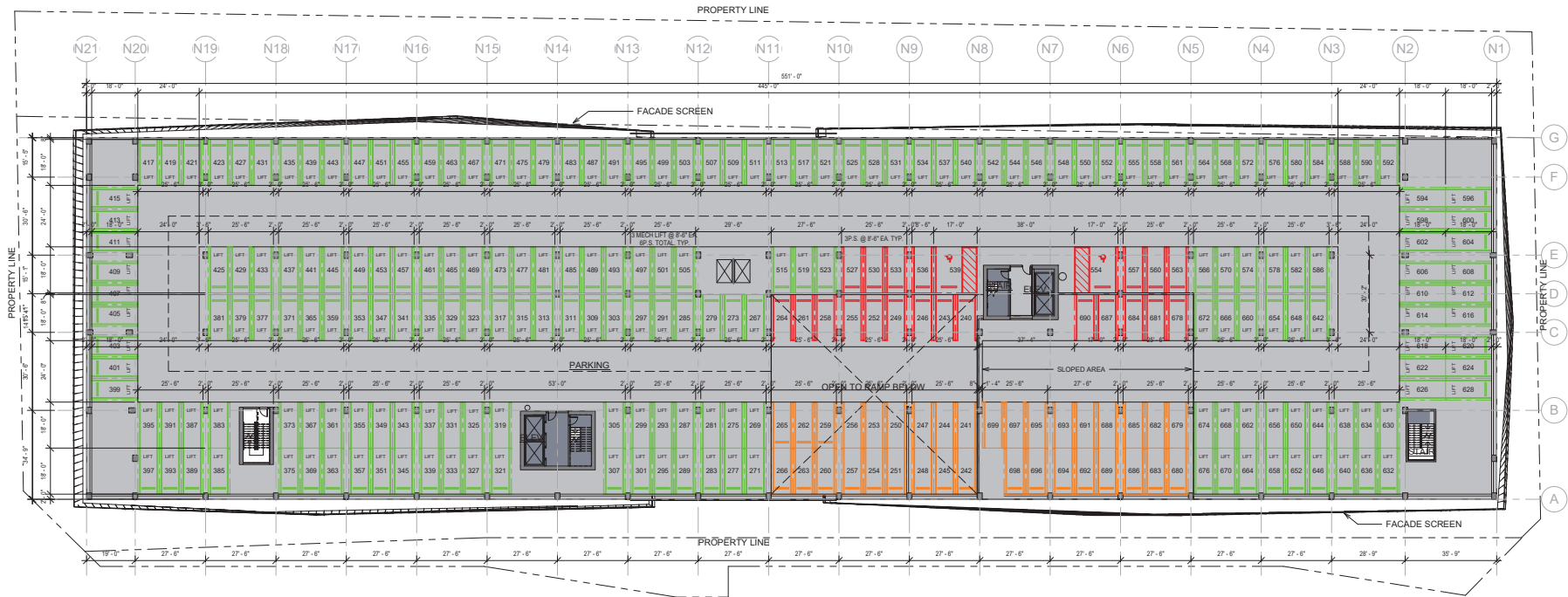
- PARKING
- VERTICAL CIRCULATION

0200 LEVEL AREA SCHEDULE	
PARKING AREA	PROVIDED 76,281 SF
TOTAL GROSS SF	78,609 SF

PARKING SCHEDULE		
RESIDENTIAL (380 UNITS X 1.30)	REQUIRED 494	PROVIDED
NON-RESIDENTIAL 19700 SF OF RETAIL AREA (1 P.S. / 250SF)	79	
TOTAL	573	699
PARKING TYPE		
REGULAR PARKING		141
VALET PARKING		126
LIFT PARKING		432
TOTAL		699
BICYCLE STORAGE		
5% OF REQ. RESIDENTIAL PARKING	24.70	90
10% OF REQ. COMMERCIAL PARKING	19.20	42
TOTAL	43.90	132

2 A-3.01 0200 LEVEL - PARKING GARAGE





COLOR LEGEND

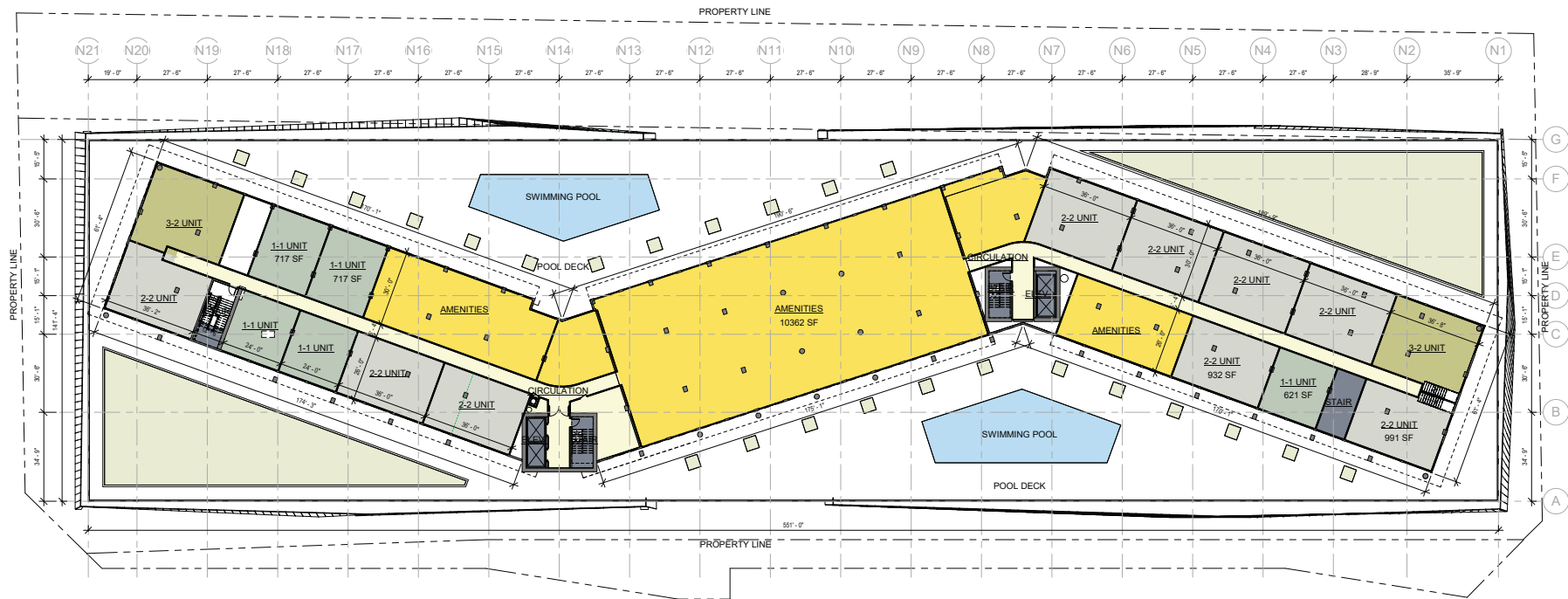
- PARKING
- VERTICAL CIRCULATION

0300 LEVEL AREA SCHEDULE	
PARKING AREA	PROVIDED 76,752 SF
TOTAL GROSS SF	78,609 SF

PARKING SCHEDULE		
RESIDENTIAL (380 UNITS X 1.30)	REQUIRED 494	PROVIDED
NON-RESIDENTIAL 18700 SF OF RETAIL AREA (1 P.S. / 220SF)	79	
TOTAL	573	699
PARKING TYPE		
REGULAR PARKING		141
TANGENT PARKING		126
VERT. PARKING		432
TOTAL		699
BICYCLE STORAGE		
5% OF REQ. RESIDENTIAL PARKING	REQUIRED 24.70	PROVIDED 90
10% OF REQ. COMMERCIAL PARKING	19.20	42
TOTAL	43.90	132

2 A-3.02 0300 LEVEL - PARKING GARAGE





COLOR LEGEND

- 1-1 UNIT
- 2-2 UNIT
- 3-2 UNIT
- AMENITIES
- COMMON SPACE
- VERTICAL CIRCULATION

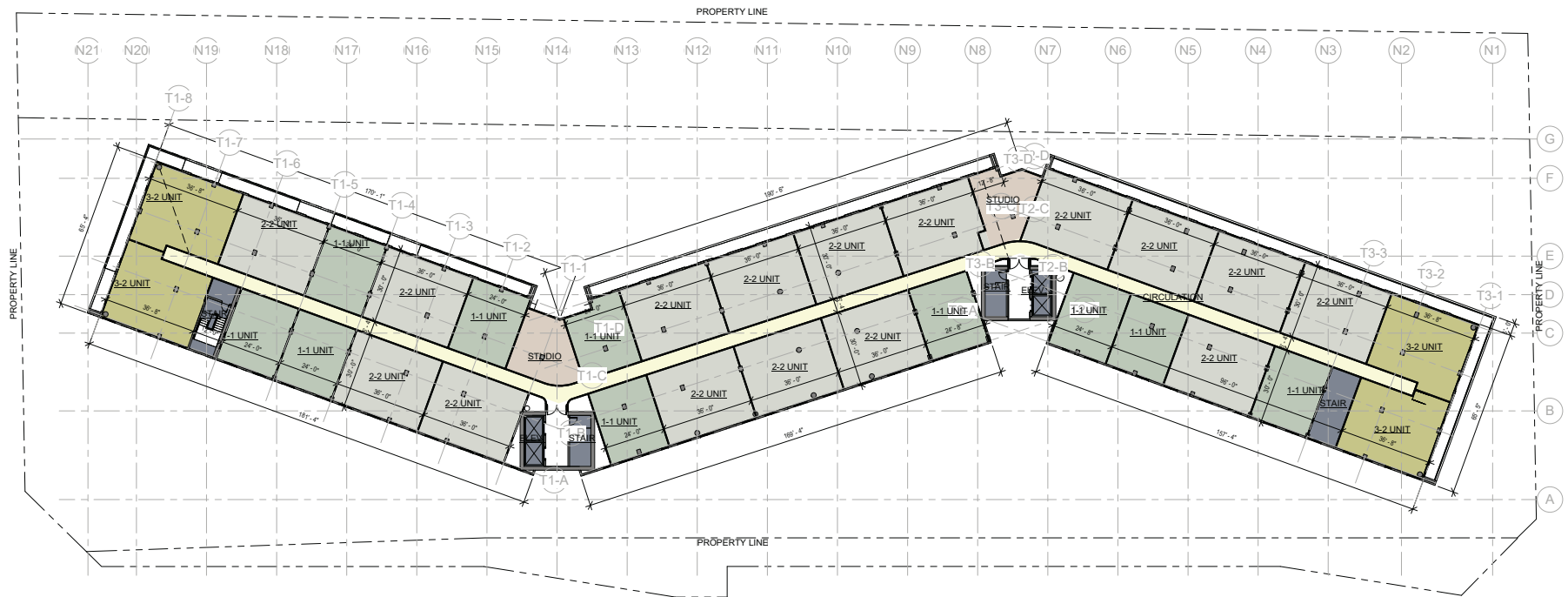
0-UNIT DISTRIBUTION SCHEDULE (0300 Series)	
Count	Name
114	1-1 UNIT
106	2-2 UNIT
46	3-2 UNIT
22	STUDIO
12	WORK/LIVE
380	

UNIT DISTRIBUTION SCHEDULE - 400 LEVEL...	
Count	Name
5	1-1 UNIT
9	2-2 UNIT
2	3-2 UNIT
16	

0400 LEVEL AREA SCHEDULE	
	PROVIDED
RESIDENTIAL AREA	14,680 SF
AMENITIES AREA (INDOOR)	7,557 SF
TOTAL GROSS SF	33,623 SF

2
A-3.03 0400 LEVEL - RECREATIONAL LEVEL
1" = 20'-0"





COLOR LEGEND

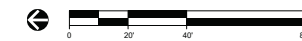
- 1-1 UNIT
- 2-2 UNIT
- 3-2 UNIT
- COMMON SPACE
- STUDIO
- VERTICAL CIRCULATION

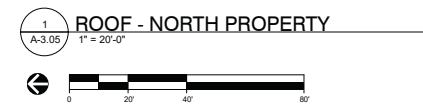
0-UNIT DISTRIBUTION SCHEDULE (0300 Series)	
Count	Name
114	1-1 UNIT
186	2-2 UNIT
46	3-2 UNIT
22	STUDIO
12	WORK/LIVE
380	

UNIT DISTRIBUTION SCHEDULE - TYP. LEVEL...	
Count	Name
10	1-1 UNIT
16	2-2 UNIT
4	3-2 UNIT
2	STUDIO
32	

TYPICAL LEVEL AREA SCHEDULE	
	PROVIDED
RESIDENTIAL AREA	30,104 SF
TOTAL GROSS SF	35,537 SF

2
A-3.04
TYP LEVEL (5th-15th) - RESIDENTIAL UNITS
1" = 20'-0"





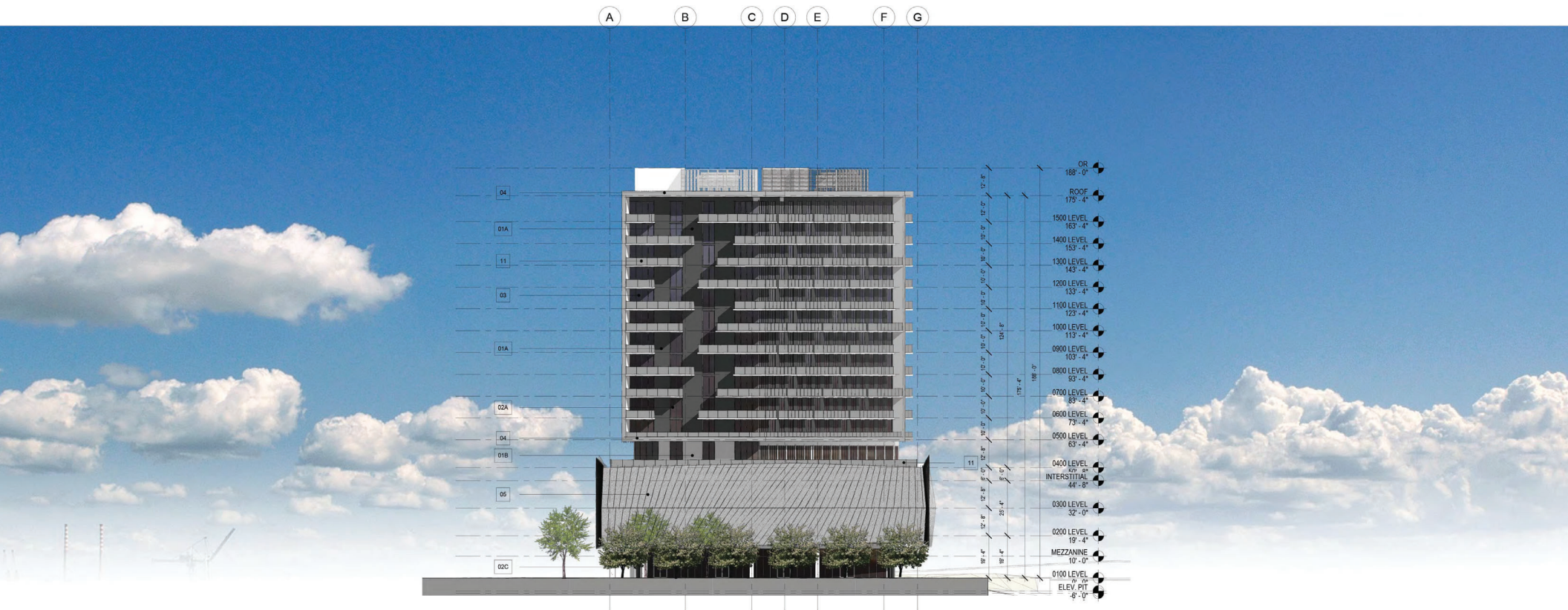


KEYNOTE LEGEND	
#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #1.
01B	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #2.

KEYNOTE LEGEND	
#	DESCRIPTION
02A	ALUMINUM WINDOW WALL ASSEMBLY WITH INTEGRAL SLAB EDGE COVER, W/KYNAR FINISH. TO MEET WIND LOAD REQUIREMENTS.
02C	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN. W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/KYNAR FIN. TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.

KEYNOTE LEGEND	
#	DESCRIPTION
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.
22	BUILDING IDENTIFICATION SIGN SIZE AS PRESCRIBED BY THE DEVELOPMENT DESIGN GUIDELINES.

1 NORTH ELEVATION
A-4.02 1" = 20'-0"

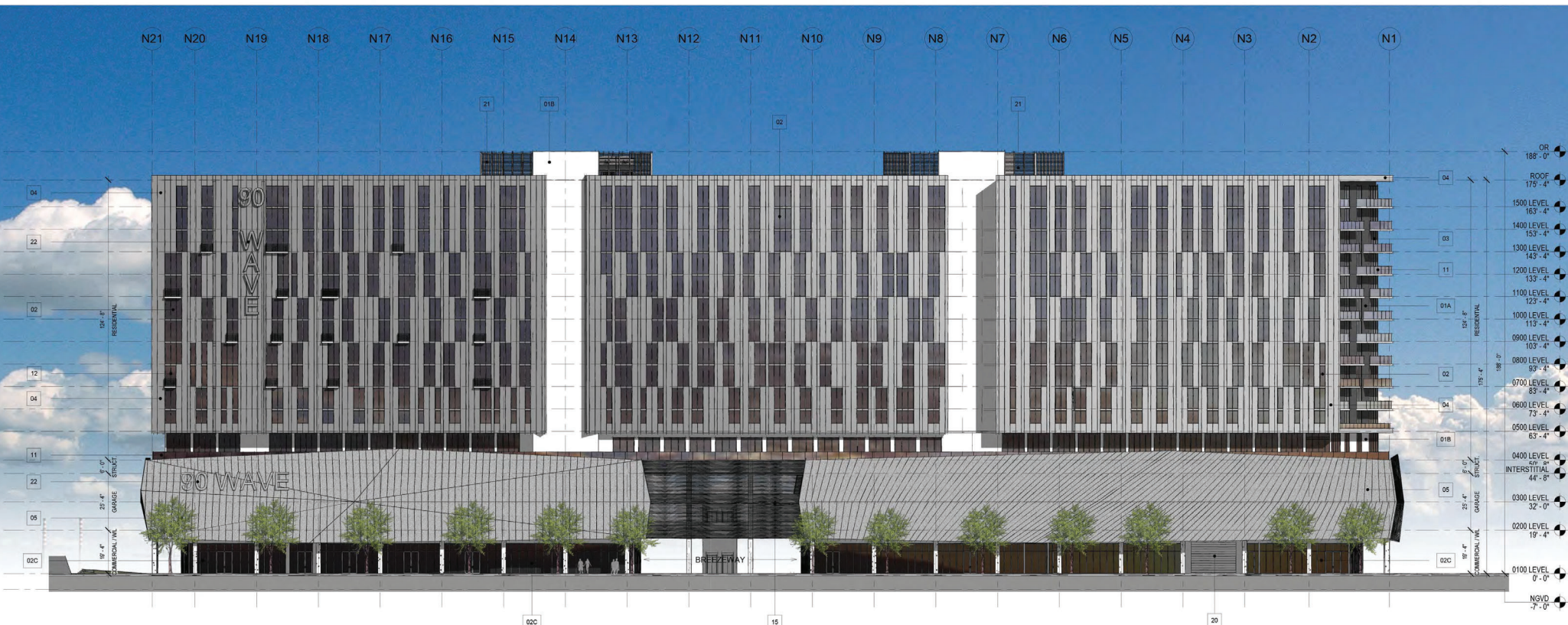


KEYNOTE LEGEND	
#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #1.
01B	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #2.

KEYNOTE LEGEND	
#	DESCRIPTION
02A	ALUMINUM WINDOW WALL ASSEMBLY WITH INTEGRAL SLAB EDGE COVER, W/ KYNAR FINISH. TO MEET WIND LOAD REQUIREMENTS.
02C	ALUMINUM STOREFRONT ASSEMBLY W/ KYNAR FIN. W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/ KYNAR FIN. TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.

KEYNOTE LEGEND	
#	DESCRIPTION
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.

1 SOUTH ELEVATION
A-4.03 1" = 20'-0"



#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #1.
01B	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #2.

#	DESCRIPTION
02	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FIN. W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
02C	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN. W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/KYNAR FIN. TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.

#	DESCRIPTION
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.
12	SLIDING DOOR W/ KYNAR FINISH; TO MEET WIND LOAD REQUIREMENTS. FINISH COLOR TO BE SELECTED BY ARCHITECT.
15	ALUMINUM LOUVERS W/ KYNAR FINISH. SILVER ALUMINUM COLOR.
20	OVERHEAD COILING DOOR W/ HIGH PERFORMANCE COATING.
21	WEATHERPROOF MECHANICAL LOUVER ASSEMBLY IN EXTRUDED ALUMINUM FRAME W/KYNAR FINISH.
22	BUILDING IDENTIFICATION SIGN SIZE AS PRESCRIBED BY THE DEVELOPMENT DESIGN GUIDELINES.

1 WEST ELEVATION
A-4.00 1" = 20'-0"

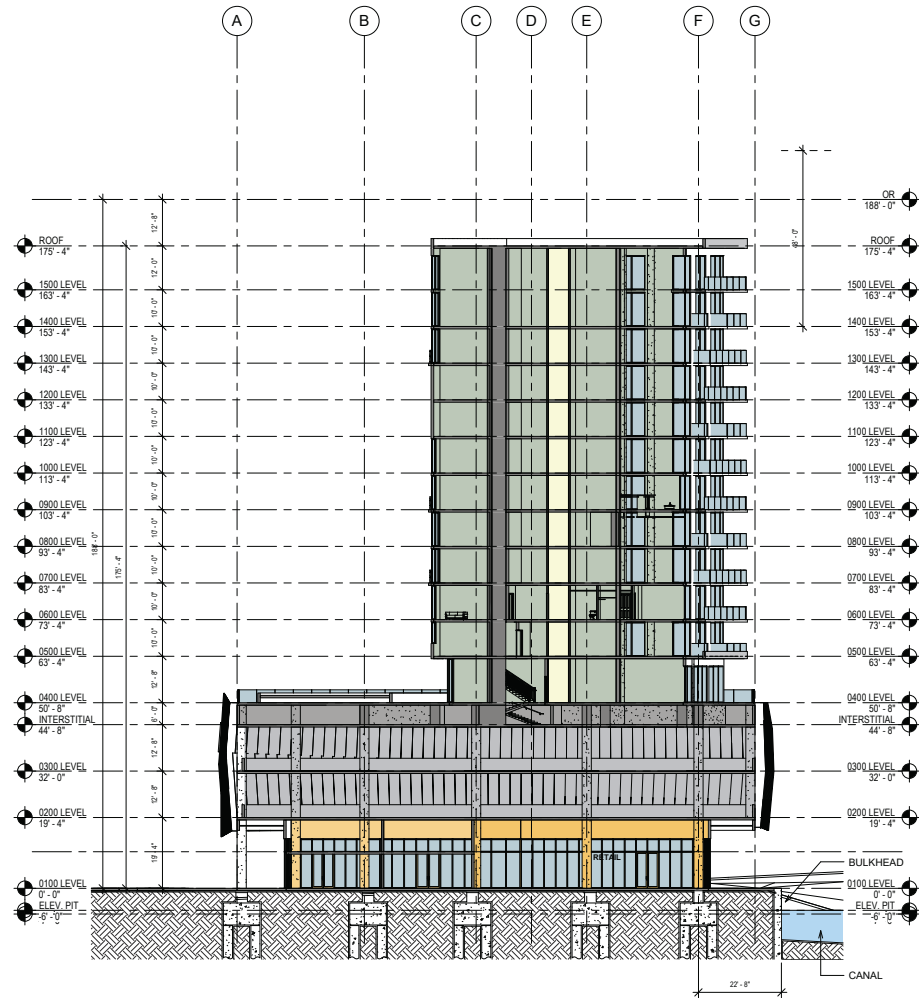


KEYNOTE LEGEND	
#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #1.
01B	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #2.

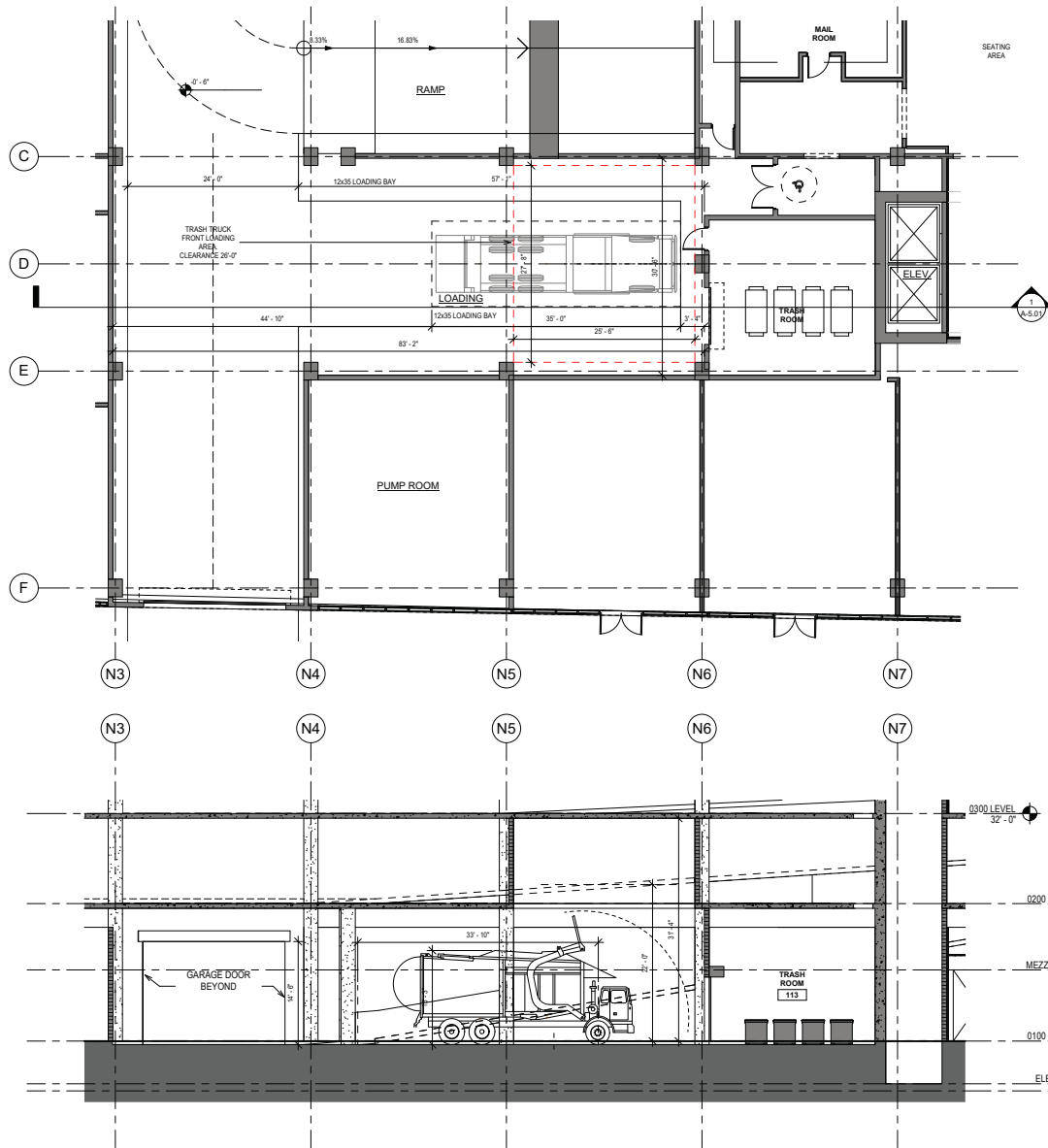
KEYNOTE LEGEND	
#	DESCRIPTION
02C	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN. W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING. TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/KYNAR FIN. TINTED GLASS W/ A HIGH PERFORMANCE COATING. TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.

KEYNOTE LEGEND	
#	DESCRIPTION
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.
15	ALUMINUM LOUVERS W/ KYNAR FINISH. SILVER ALUMINUM COLOR.
20	OVERHEAD COILING DOOR W/ HIGH PERFORMANCE COATING.
21	WEATHERPROOF MECHANICAL LOUVER ASSEMBLY IN EXTRUDED ALUMINUM FRAME W/KYNAR FINISH.

1 EAST ELEVATION
A-4.01 1" = 20'-0"

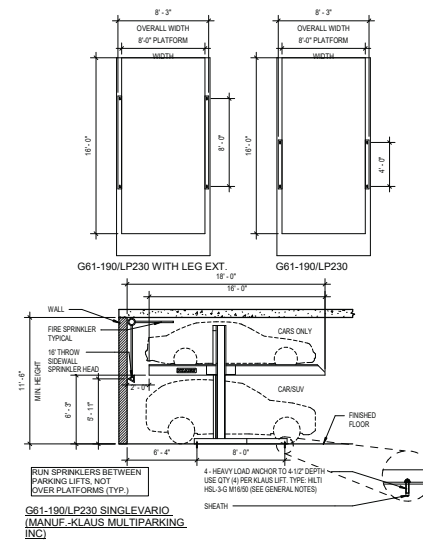
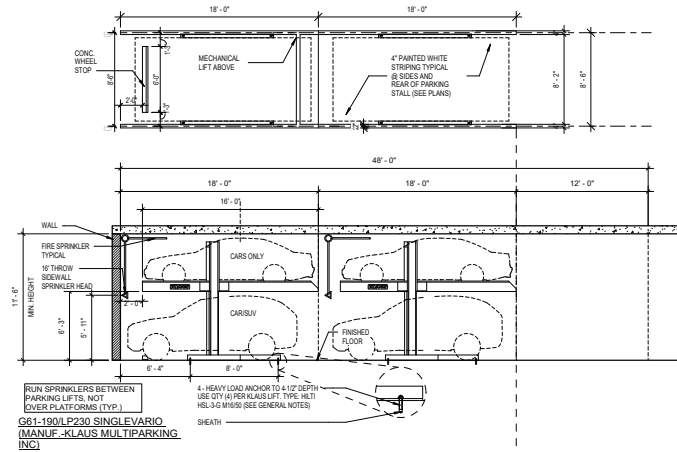
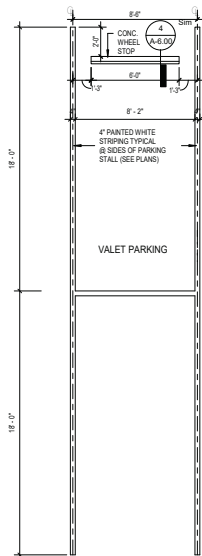
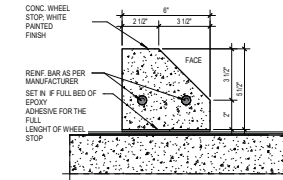
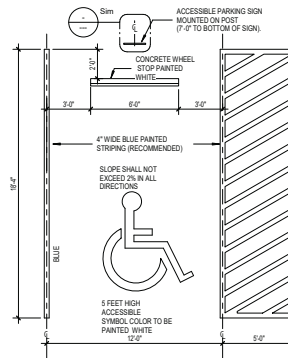
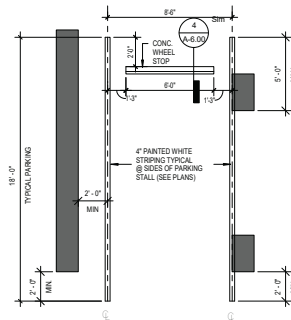
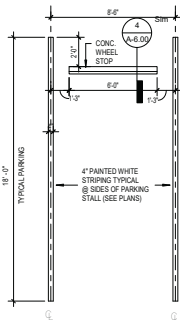


1 BUILDING CROSS SECTION
A-5.00 1/16" = 1'-0"



2
A-5.01
LOADING AREA FLOOR PLAN
1/8" = 1'-0"

1
A-5.01
LOADING AREA SECTION
1/8" = 1'-0"









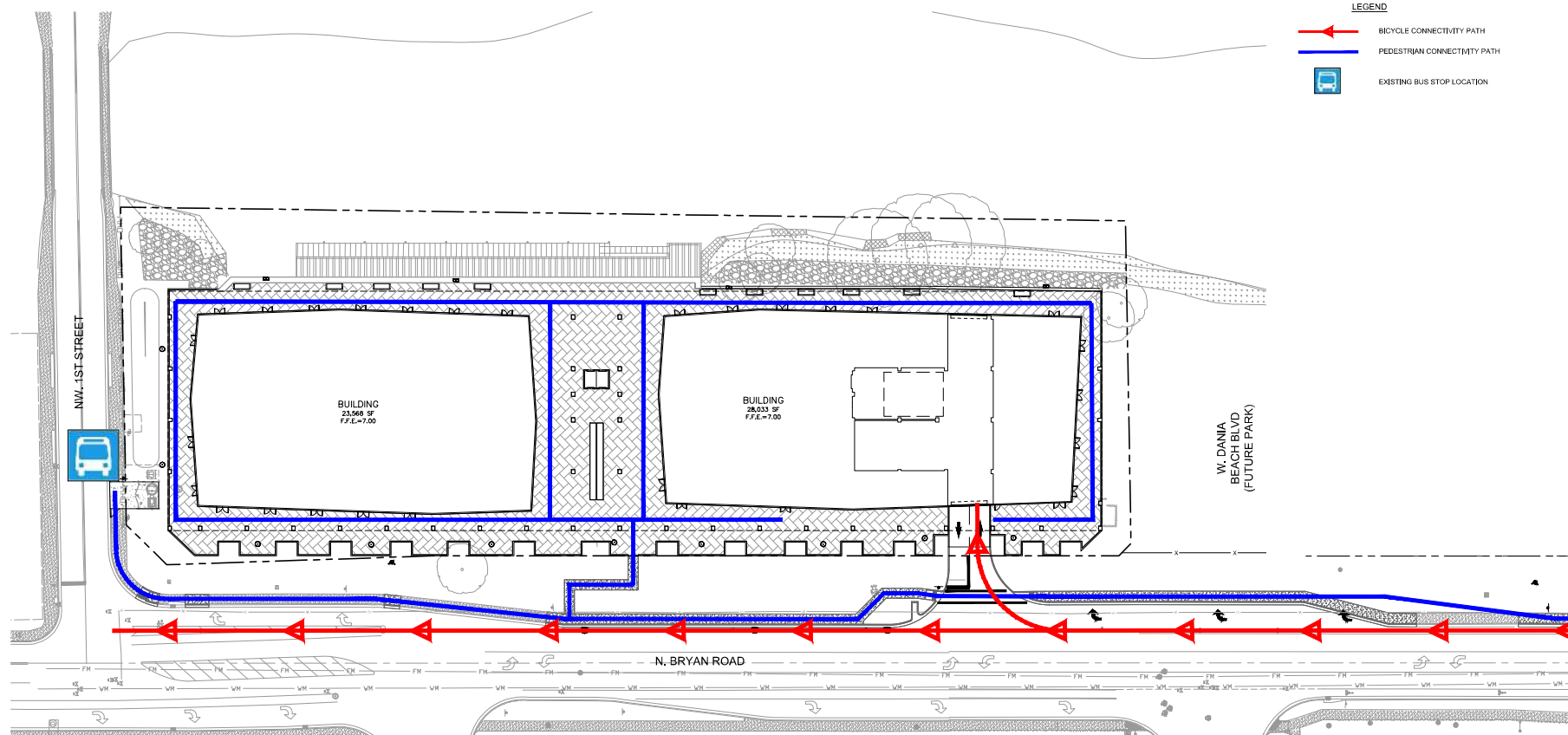
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC. PATRICK BUSTEED
ARCHITECT
AR02081

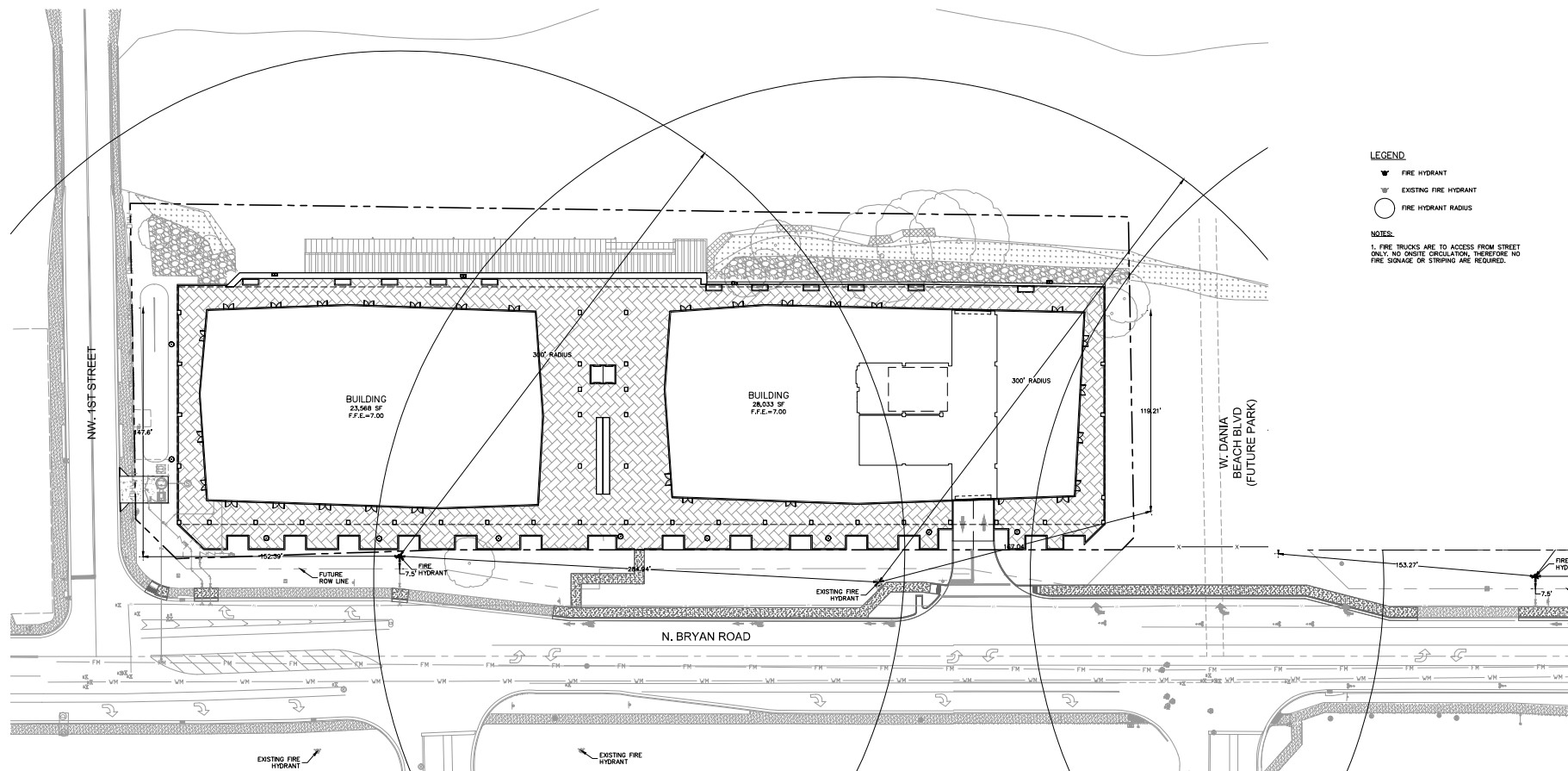
90 WAVE
DANIA BEACH, FL

R-1.03
11-30-20







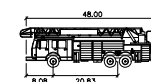
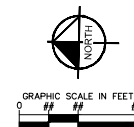


LEGEND

- FIRE HYDRANT
 EXISTING FIRE HYDRANT
 FIRE HYDRANT RADIUS

NOTES:

1. FIRE TRUCKS ARE TO ACCESS FROM STREET ONLY. NO ONSITE CIRCULATION, THEREFORE NO FIRE SIGNAGE OR STRIPING ARE REQUIRED.

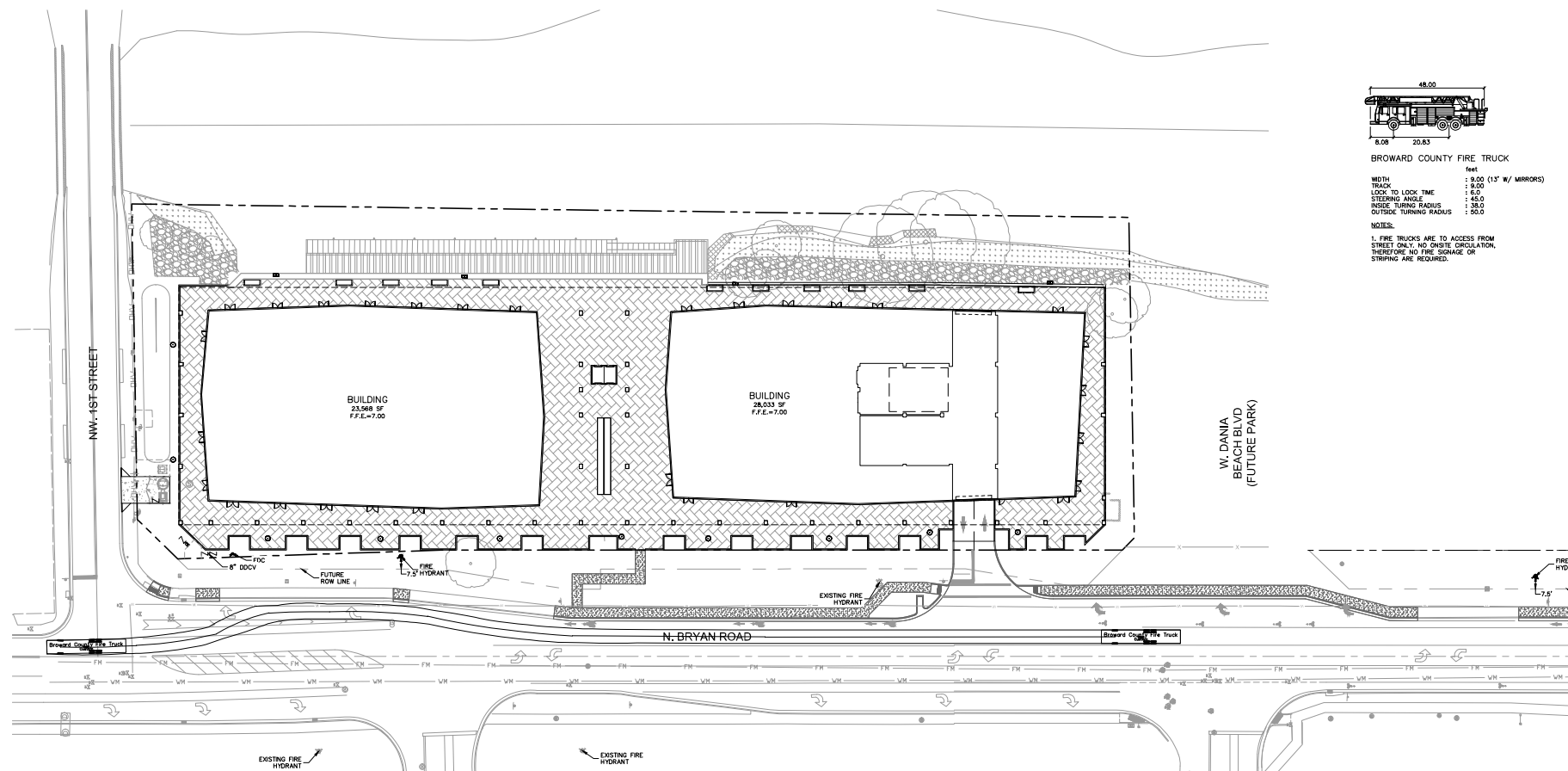


BROWARD COUNTY FIRE TRUCK

	feet
WIDTH	: 9.00 (13' W/ MIRRORS)
TRACK	: 9.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 45.0
INSIDE TURNING RADIUS	: 38.0
OUTSIDE TURNING RADIUS	: 50.0

NOTES:

1. FIRE TRUCKS ARE TO ACCESS FROM STREET ONLY, NO ONSITE CIRCULATION, THEREFORE NO FIRE SIGNAGE OR



Kimley»»Horn

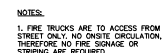
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

90 WAVE

FIRE TRUCK EXHIBIT

SHEET NUMBER

FT-1





1 NB - DEC 21 10 AM NORTH
SS-1.00 1" = 80'-0"



2 NB - DEC 21 12 PM NORTH
SS-1.00 1" = 80'-0"



3 NB - DEC 21 3 PM NORTH
SS-1.00 1" = 80'-0"



4 NB - MAR 21 10 AM NORTH
SS-1.00 1" = 80'-0"



5 NB - MAR 21 12 PM NORTH
SS-1.00 1" = 80'-0"



6 NB - MAR 21 3 PM NORTH
SS-1.00 1" = 80'-0"



7 NB - JUN 21 10 AM NORTH
SS-1.00 1" = 80'-0"



8 NB - JUN 21 12 PM NORTH
SS-1.00 1" = 80'-0"



9 NB - JUN 21 3 PM NORTH
SS-1.00 1" = 80'-0"



NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

PATRICK BUSTEED
ARCHITECT
AR32081

90 WAVE
DANIA BEACH, FL

SS-1.00
11-09-20



1 SB - DEC 21 10 AM
SS-1.01 1" = 160'-0"



2 SB - DEC 21 3 PM
SS-1.01 1" = 160'-0"



3 SB - MAR 21 10 AM
SS-1.01 1" = 160'-0"



4 SB - MAR 21 3 PM
SS-1.01 1" = 160'-0"





FIRE PIT



EGG HAMMOCK



WATER SPITTERS + LANDSCAPE



CONCRETE GRILLS



DAYBEDS + PLANTERS



DRINK RAIL



TUCCI CABANA



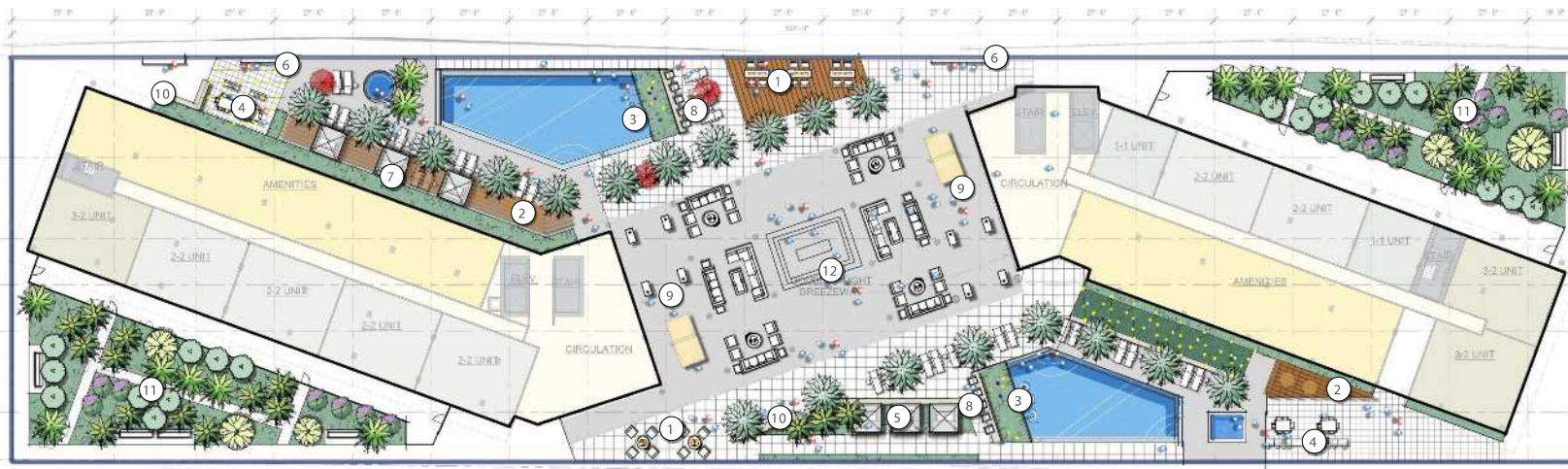
BARSTOOL SEATING



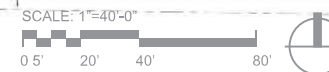
GAMES CENTRAL



SEAT WALLS



PLAN RENDERING



LEGEND

- ① FIRE PIT
- ② EGG HAMMOCKS - SUSPENDED FROM TRELLIS
- ③ WATER SPITTERS + LANDSCAPE
- ④ CONCRETE GRILLS
- ⑤ DAYBEDS + PLANTERS
- ⑥ DRINK RAILS
- ⑦ TUCCHI CABANA
- ⑧ BARSTOOL SEATING
- ⑨ GAMES CENTRAL
- ⑩ SEAT WALLS (24" HEIGHT)
- ⑪ GARDEN WITH SEATING
- ⑫ BAR AREA

AMENITY DECK CONCEPT

DANIA BEACH, FL



PLAN RENDERING - MORNING POOL

SCALE: 1"=20'-0"



TRELLIS + SEATING AREA



EGG HAMMOCK



PERFORMANCE AREA



RAISED COLD PLUNGE

LEGEND

- ① FIRE PIT WITH MOVEABLE SEATING
- ② EGG HAMMOCKS - SUSPENDED FROM TRELLIS
- ③ WATER SPITTERS + LANDSCAPE
- ④ CONCRETE GRILLS
- ⑤ DRINK RAILS
- ⑥ TUCCI CABANA
- ⑦ BARSTOOL SEATING
- ⑧ GAMES CENTRAL
- ⑨ SEAT WALLS (24" HEIGHT), TRANSITION AREA
- ⑩ GARDEN WITH SEATING
- ⑪ BAR AREA
- ⑫ RAISED COLD PLUNGE
- ⑬ TRELLIS + SEATING AREA
- ⑭ PERFORMANCE STAGE
- ⑮ MORNING POOL (+/-2,050 SF)

AMENITY DECK CONCEPT

DANIA BEACH, FL

SEE MORNING POOL
PG. 2



PLAN RENDERING - EVENING POOL (NIGHT)

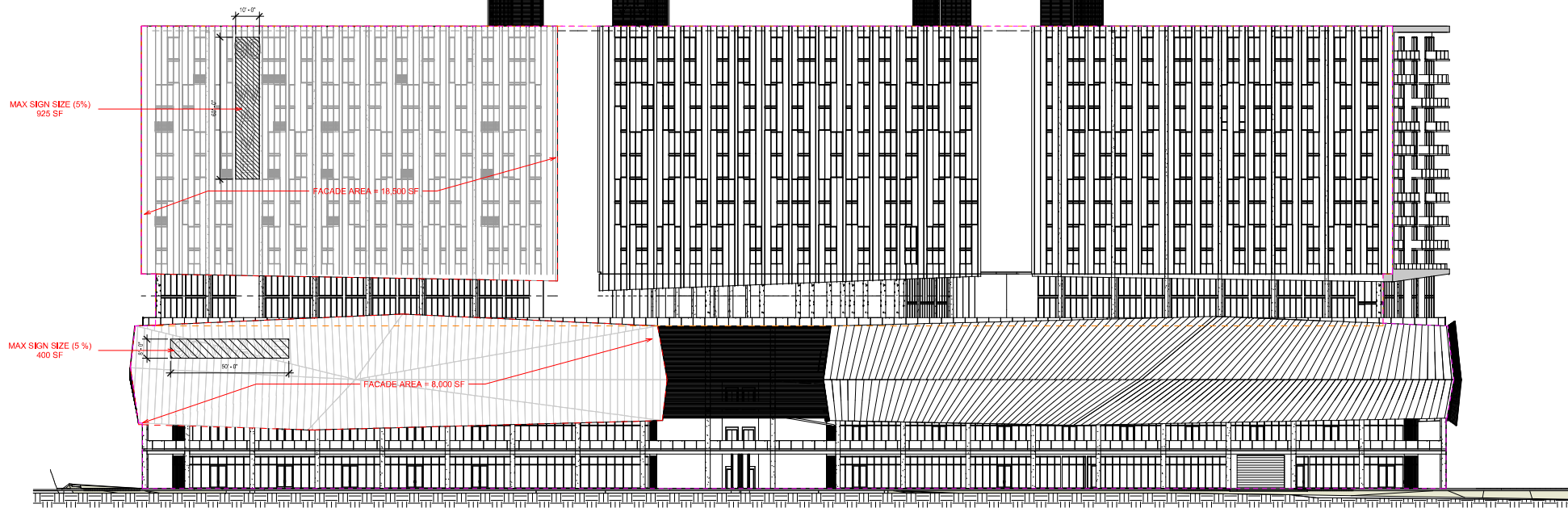
SCALE: 1"=20'-0"



- LEGEND**
- ① FIRE PIT WITH MOVEABLE SEATING
 - ② EGG HAMMOCKS - SUSPENDED FROM TRELLIS
 - ③ WATER SPITTERS + LANDSCAPE
 - ④ CONCRETE GRILLS
 - ⑤ DAYBEDS + PLANTERS
 - ⑥ BARSTOOL SEATING
 - ⑦ GAMES CENTRAL
 - ⑧ SEAT WALLS (24" HEIGHT), TRANSITION AREA
 - ⑨ GARDEN WITH SEATING
 - ⑩ BAR AREA
 - ⑪ JACUZZI
 - ⑫ BOCCIE COURT
 - ⑬ EVENING POOL (+/-1,450 SF)

AMENITY DECK CONCEPT

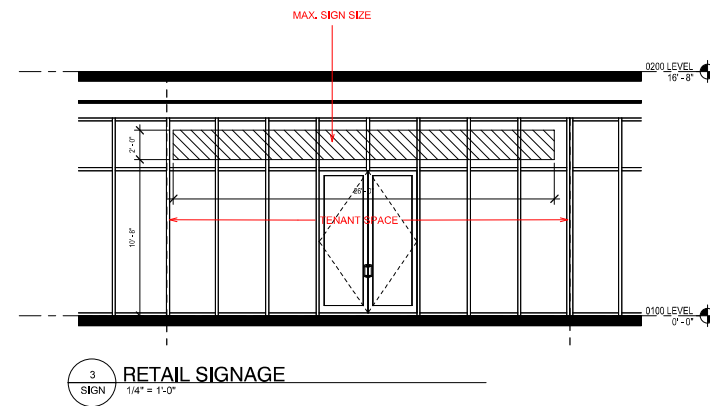
DANIA BEACH, FL



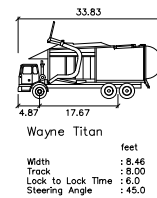
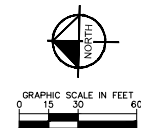
104,811.21 SF BUILDING FACADE AREA
66,740.04 SF TOWER FACADE AREA

1 BUILDING IDENTIFICATION
SIGN 1" = 20'-0"

BUILDING SIGNAGE:
ALUMINUM AND ACRYLIC BACKLIT CHANNEL LETTERS TO COMPLY WITH MAX SQUARED
FOOTAGE ALLOWED. SURFACE MOUNTED WITH BRACKETS RETURN DEEP SIZE MAX 6".



3 RETAIL SIGNAGE
SIGN 1/4" = 1'-0"





56-20
72-20

PLAN
AT
AL

E 90

AN ROAD

FER
PROPERTY



BEACH
T. LOVE IT.

Feet
510 680





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-056-20

(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: Please See Attached

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

Recorded Plat Name: _____

Folio Number(s): Please See Attached Legal Description: Please See Attached

Applicant/Consultant Legal Representative (**circle one**) Kimley-Horn and Associates, Inc - Jacob B. Lawson

Address of Applicant: 445 24th Street, Suite 200, Vero Beach, FL 32960

Business Telephone: 772-794-4100 Home: _____ Fax: _____

E-mail address: jacob.lawson@kimley-horn.com

Name of Property Owner: Please See Attached

Address of Property Owner: Please See Attached

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan for 90 WAVE

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

Prop. Net Acreage: 2.75 Gross Acreage: 2.91 Prop. Square Footage: see plan

Existing Use: Marina / Vacant Proposed Use: Mixed 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 Kimley-Horn and 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*)

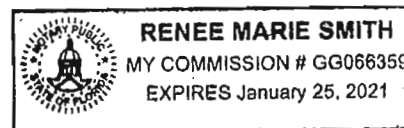
BEFORE ME THIS 19 DAY OF June, 2020

By:

Michael Kelly
(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: _____ 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.***



Attachment to Development Application – Dania Beach Marina Redevelopment Site Plan

Dania Beach Marina Corp.	
Location Address	90 N. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	Bryan Road Warehouses Plat (PB 170/112)
Folio Number	5042-33-00-0610
Legal Description	Please see the attached legal description.
Name of Property Owner	Dania Beach Marina Corp.
Address of Property Owner	90 N. Bryan Road, Dania Beach, FL 33004
Business Telephone	786-344-6032

90 Wave - Site Plan Narrative

Dania Beach Marina Corp, NV Marina Holdings LLC, and RJ Marina Holdings LLC ("Applicants") are proposing to construct a mixed-use development on approximately 5.79 gross acres of land generally located along the eastern corridor of Bryan Road between Stirling Road and Northwest 1st Street ("Project") in the City of Dania Beach ("City"). The Applicants are proposing to develop the Project with a mix of residential, commercial and office uses to improve the housing options and commercial opportunities within this area of the City in accordance with the goals, objectives, and policies of the adopted comprehensive plan. The proposed redevelopment is consistent and compatible with the existing and developing properties within the surrounding area and the City's Regional Activity Center ("RAC") land use designation. The Project is part of the overall PMUD-SL mixed use planned development zoning district.

The Applicants are submitting stand alone site plans for each of the two buildings. These will be referred to as 90 Wave for 90 N. Bryan Rd and 70 Wave for the combination of 50 and 70 S. Bryan Rd.



June 17, 2020

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

RE: 90 Wave – Fire Prevention Code Letter

Dear Mr. Zipoli:

This letter is to identify that the proposed watermain sizing, fire hydrant spacing, and fire hydrant locations for the subject project are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

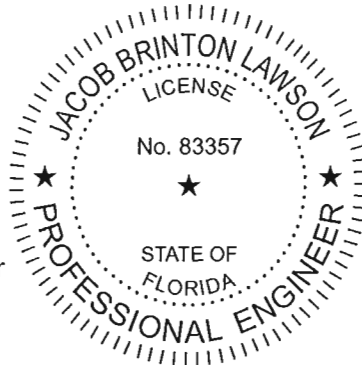
Please contact me at (772) 794-4110 or Jacob.Lawson@kimley-horn.com should you have any questions.

Sincerely,

Jacob
Lawson

Digitally signed by Jacob Lawson
DN: cn=Jacob Lawson, c=US, o=Kimley-Horn, email=jacob.lawson@kimley-horn.com
Date: 2020.06.17 14:33:07 -0400

Jacob B. Lawson, P.E.
Associate/Project Manager



K:\VRB_LDEV\147706000 Dania Beach Marina\ENG\Utilities (Wet)\FIRE FLOW\Fire Prevention Code Letter.docx



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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: July 2, 2020

Site Plan Application #: SP-024-20

Name of Project/Development: 90 Wave

Address of Project/Development: 90 N. Bryan Rd, Dania Beach

Owner/Agent: Dania Beach Marina Corp. / Mike Lally

Design Professional of Record: Jacob B. Lawson, P.E.

Water Purveyor: City of Dania Beach

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

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is 1A 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]
Signature - Owner/Agent/Occupant:

6/18/2020
Date

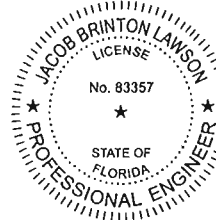
[Signature]
Signature Design Professional of Record

6/23/2020
Date



Project Name: 90 Wave
Project Number: 147706000
Date: 6/17/2020

Dania Beach Marina Redevelopment Fire Flow and Hydrant Demand									
90 Wave	Building Type	Sub-Area sf	Total Area sf	Flow gpm	Sprinkled yes/no	75% Sprinkler Reduction ^{3,8} gpm	Minimum Required		
							Flow ⁴ gpm	Duration hour	Number of Hydrants
Floor 1 - 2 (Retail/Restaurant/Office/Residential Work Live Units) = 103,202 SF Floor 3-4 (Parking) = 157,218 SF Floor 5 (Residential Units, Amenities) = 25,739 SF Floor 6 (Residential Units) = 25,739 SF Floor 7 - 16 (Residential Units) = 356,070 SF	1A	667,968	667,968	6,000	yes	1,500	1,500	4	1
			-			-			
			-			-			
Notes and assumptions:									
1. Fire Flow Calculations per NFPA 1 Section 18.4.5.3 Buildings Other Than One and Two-Family Dwellings - 2015 Edition.									
2. Maximum Fire Hydrant Fire Flow Capacity from Table 18.5.4.3. All hydrants assumed to be within 250ft of the buildings.									
3. Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system (NFPA 18.4.5.3.2).									
4. Minimum required flow shall not be less than 1,000 gpm or greater than 2,000 gpm for 2 hours for buildings protected throughout by an approved automatic sprinkler system (NFPA 18.4.5.3.2 & NFPA 18.4.5.3.4).									
5. Florida Building Code (FBC) Building Type VB is equivalent to NFPA Building Type V(000).									
6. Florida Building Code (FBC) Building Type IIB is equivalent to NFPA Building Type II(000).									
7. All buildings to be protected throughout by an approved automatic sprinkler system.									
8. Required fire flow for open parking structures are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met: (1) The structure complies with the building code. (2) The structure is of Type I or Type II construction. (3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted. (4) The resulting fire flow is not less than 1,000 gpm.									



Jacob
Lawson

Jacob B. Lawson, P.E.
Florida License Number #83357

Seal of the State of Florida
Professional Engineer
No. 83357
Date: 06/17/2020

WATER SUPPLY FLOW TEST

Location: Dania Beach, FL

Static 60 psi Flow 1061 gpm Residual 48 psi Pitot 40 psi Date: 02/27/20

Nozzle Type: 1-2.5" Pollard Diffuser(s) Discharge Coeff: 0.90 Time: 9:30 AM

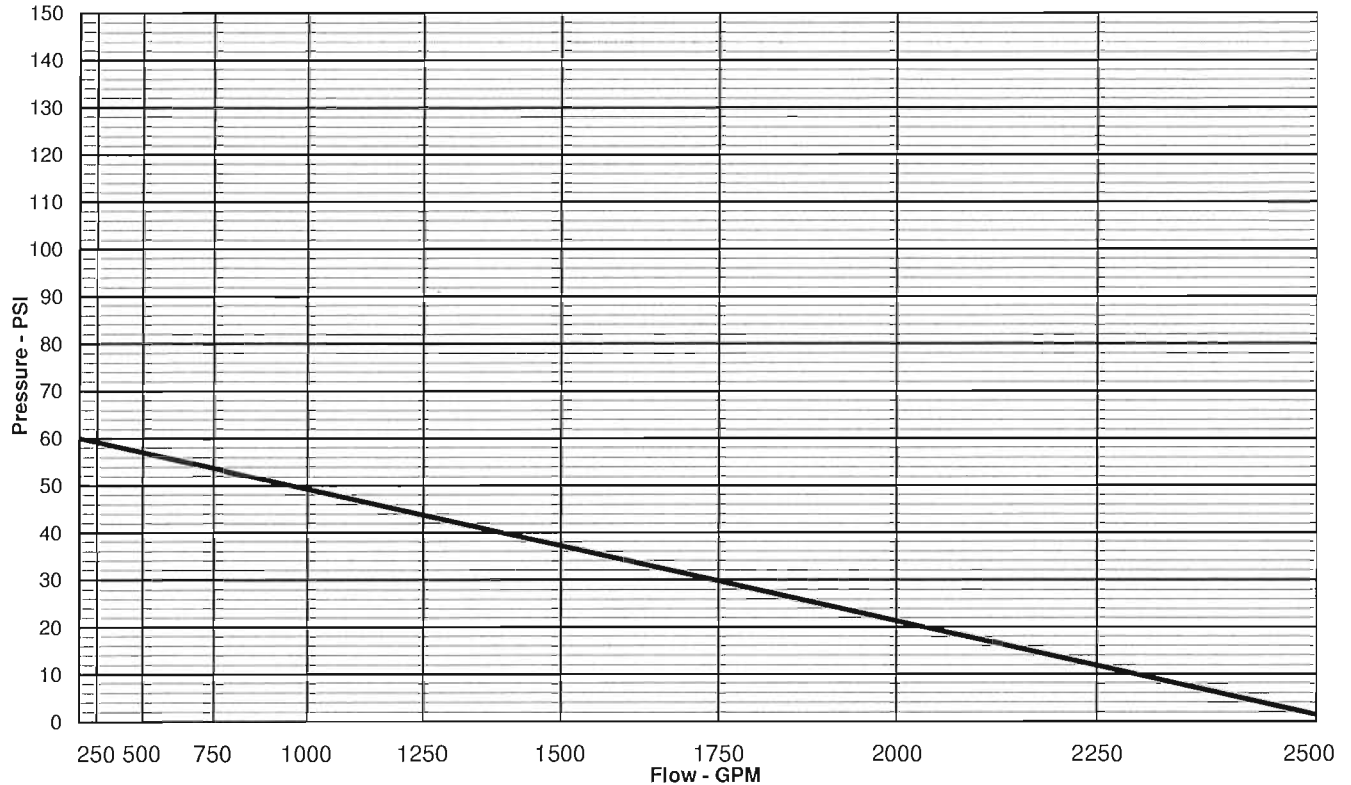
Gauge Location: Hydrant on the east side of S. Bryan Rd, approximately 204 feet south of NW 1st St. EST

Gauge Elevation: 4 ft. AMSL

Flow Location: Hydrant on the east side of S. Bryan Rd, approximately 470 feet south of NW 1st St.

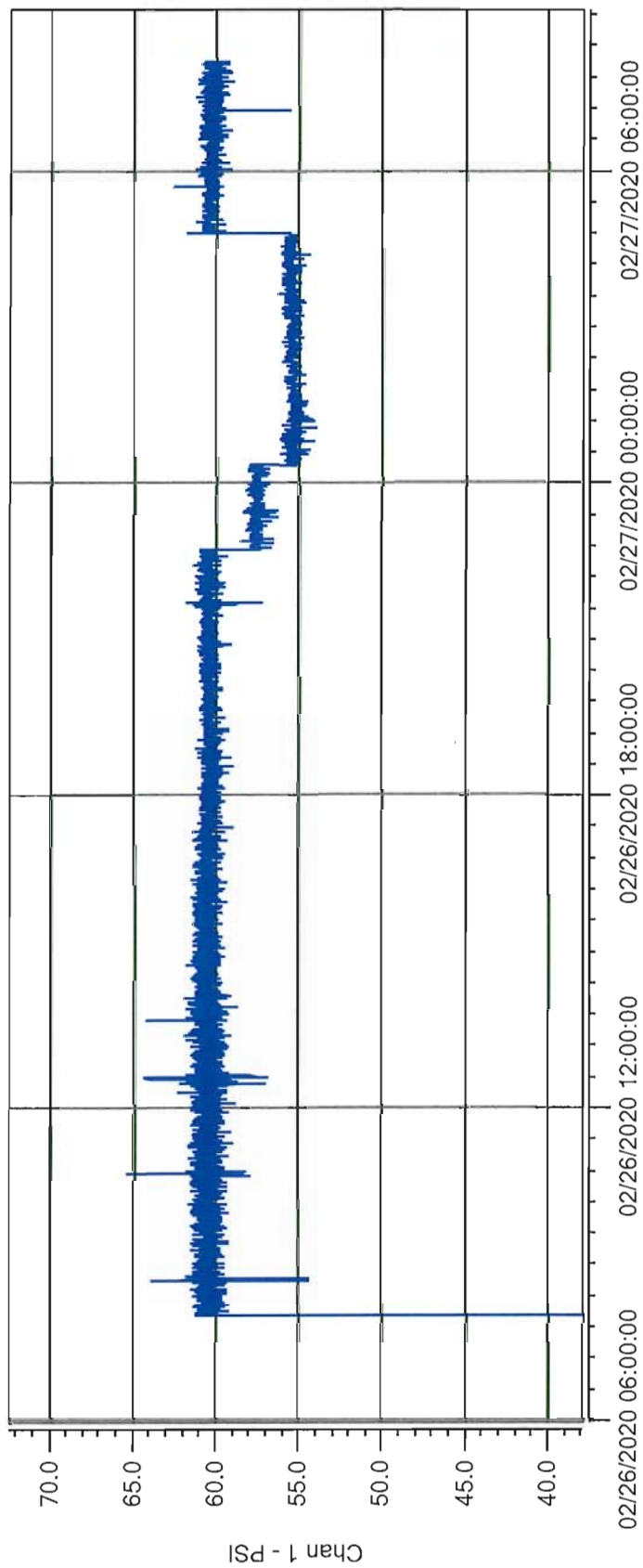
Test By Chad A. Lueders Alternatives in Engineering, Inc.

Conferred With: _____



		Static	Residual	Residual	Residual
Hydrant Flow Rate	gpm	0	2034	2000	0
Available Pressure At Test	psi	60.00	20.00	21.23	





Data Date: 02/26/2020 05:56:56

Unit Tag: Pressure Logger

File: Dania Beach fl 022720.dat

Serial Number: 3404776B0



February 27, 2020
Revised June 29, 2020

Marjorie G. Craig, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: *Dania Marina –Transportation Mitigation Impact Fee Calculation*
Dania Beach, Florida
Kimley-Horn # 140432000

Dear Ms. Craig:

The following is a summary of the City of Dania's transportation mitigation impact fees associated with the apartment component of the future Dania Marina development. This phase of the development will consist of 760 high-rise dwelling units, 20,000 square feet of retail space, 16,000 square feet of general office, and 50,000 square feet of restaurant use.

Broward County's adopted PM peak hour trip rates were used to calculate the peak hour trips generated by the proposed apartment. The City's currently adopted Impact Fee Schedule indicates that the current traffic mitigation fee for properties within the City's Regional Activity Center (RAC) is \$21.26 per PM peak hour trip. Therefore, to calculate the Traffic Mitigation Impact Fee owed to the City, the number of PM peak hour trips was multiplied by the cost per PM peak hour trip. Table 1 summarizes this calculation for the proposed apartment and retail site. Please note that these trip generation rates are only used for the purpose of calculating impact fees and do not relate to the trip generation calculations for the Dania Marina entitlements.

Table 1: Dania Marina –Apartment Transportation Mitigation Impact Fees

Land Use	# of Trips/ Peak Hour (T/PH)	Trip Length Factor	Adjusted # of Trips/ Peak Hour (T/PH)	Cost Per Trip	Final Cost
760 High-Rise Apartments	281	0.88	247.28	\$ 21.26	\$ 5,257.17
20,000 square feet of General Commercial	217	0.65	141.05	\$ 21.26	\$ 2,998.72
16,000 square feet of General Office	48	0.77	36.96	\$ 21.26	\$ 785.77
50,000 square feet of Restaurant	495	0.65	321.75	\$ 21.26	\$ 6,840.41

SUMMARY

As determined herein, the City's Traffic Mitigation Impact Fee associated with the proposed Dania Marina site is \$15,882.07. Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this determination.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA00000696



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Christopher W
Heggen
2020.06.29
14:35:47 -04'00'



September 3, 2020

City of Dania Beach
100 W. Dania Beach Boulevard,
Dania Beach, FL 33004
Phone: (954) 924-6805

RE: SP-056-20 Dania Beach Marina (WAVE 90)

To Whom it May Concern,

Please accept the following responses to your comments concerning the above referenced project.

TRAFFIC ENGINEERING

Xavier R. Falconi, P.E.

Trip Generation – August 5 TIA

Comment) It is not a good practice to borrow relationships regarding AM peak pass-by capture rates published by ITE for fast food restaurants and apply them to the restaurant uses used here. Please remove all the AM peak pass by capture reductions for the restaurant uses, revise all the AM peak analyses in the future build condition, and revise the report consistent with the corrected volumes. No evaluation of future build AM peak conditions is possible until the analysis is done with the corrected volumes.

Response) *As discussed on our phone call on 8/26, we have provided additional reference material from the ITE Pass-By Trip Generation Handbook, 3rd Edition that was used in extrapolating an AM peak hour pass-by rate for the restaurant uses. As discussed, ITE does not provide data for pass-by rates for high-turnover sit-down restaurant or quality restaurant during the AM peak hour; however this does not mean that there is no pass-by during this time, only that data has not been published. In order to determine an appropriate AM pass-by rate, we have compared the ratio between AM and PM peak hour pass-by rates for fast food restaurant to the PM peak hour pass-by rate for quality restaurant and high turnover sit-down restaurant uses. The AM and PM peak hour pass-by rates for fast food restaurant were basically equal (49% in the AM peak hour and 50% in the PM peak hour); therefore, the pass-by rates for the quality restaurant and high turnover sit-down restaurant are expected to be the same in the AM peak hour as the rates published for the PM peak hour. There are a few other pieces of supporting evidence we have included for the*

necessity of providing AM peak hour pass-by reductions for the proposed restaurant space. The ITE rates for AM peak hour trips for Quality restaurant and High Turnover Sit-Down restaurant are 0.73 trips/ksf and 9.94 trips/ksf respectively. In the original submittal the proposed 50ksf of restaurant space was analyzed as Quality restaurant and after addressing the first rounds of comments half of it was changed to High Turnover Sit-Down restaurant in order to be conservative, considering there are no proposed tenants at this time. The AM peak hour trip generations for these two land uses differ by an order of magnitude. Based on the surrounding land uses found in Dania Pointe, and the proposed 90 Wave and 70 Wave sites operating as a mixed-use development we would expect that the actual trip generation for the restaurant space to generate trips closer to what would be expected from a Quality Restaurant. The 90 Wave & 70 Wave residential units and Dania Pointe visitors would likely generate much of the restaurant traffic and therefore would be either walkers or included as pass-by trips. We have included the ITE material related to pass-by rates for reference in Appendix C of the updated report.

Synchro Analyses

Comment) Please provide the existing PM peak Synchro analyses for all three offsite intersections. The included reports are the AM analyses with a different header. The three intersections are:

1. Stirling Road at Bryan Road
2. NW 1st Street at Bryan Road
3. Old Griffin Road at Bryan Road

Response) *The existing PM peak Synchro analysis has been corrected with the appropriate existing volumes and the report has been updated.*

Comment) Please revise the volumes for 2024 AM background for the analysis of Bryan Road at Stirling Road consistent with the volume development table.

Response) *The volume development table for AM background was incorrectly referencing committed developments from 150 S Dania and has been appropriately updated.*

Comment) Please revise the volumes in the AM analysis of the North driveway consistent with Figure 10.

Response) *The volumes for the north driveway have been revised in Figure 10 in the updated analysis.*

Comment) Please revise the volumes in the AM and PM analyses of the south driveway consistent with Figure 10.

Response) *The AM and PM future Synchro analysis has been updated to properly reflect those volumes shown in Figure 10.*

Report Body

Comment) The requirement to include 95th percentile queue lengths and turn bay capabilities in Tables 2-4 was ignored. Please add them.

Response) *The turn bay storage capacities and 95th percentile queue lengths have been added to the revised report. A section including analysis of these turn bays has also been added as well.*

Comment) In Figure 8, please revise the AM peak 2-way volume north of Stirling Road.

Response) *The volume shown in Figure 8 is correct and the 2-way volumes for background AM peak hour north of Stirling Road were correct, however, the volume development sheet had incorrectly referenced committed trips from 150 S Bryan and has been updated to the correct values.*

ENGINEERING

Mohammed Sharifuzzaman

TIER 1 COMMENTS

Comment 1) Provide R/W (width/dimensions), NVAL, R/W dedication, and all Easements information on all engineering plans and Site Plan. Call out right-of-way dedication on the engineering plans and site plan. Not satisfied. Indicate if the R/W is being dedicated with this application and development. Call out the plan accordingly. Call out proposed R/W instead of future potential R/W.

Response 1) *The ROW is being dedicated to the County as requested by the City at time of Master Plan Approval. This is shown on the Site Plan and is shown on the engineering plans as well. We have also called this out as proposed ROW in lieu of potential ROW.*

Comment 2) Provide offsite roadway improvements plans with sufficient details. City R/W permit shall be required for offsite improvements. Not satisfied. Proposed removal of muck within R/W may impact the existing underground utilities. Clarify how the existing utilities to be protected including WM, gas main and drainage pipes.

Response 2) *We have notes on the offsite plans requiring the contractor to protect the utilities during any excavation. The Contractor is responsible for means and methods of excavation and protection for such. This is exactly what we did for the previously permitted roadway drawings*

for the work completed with the City for the development across the street. This note is shown on the General Notes Sheet-3, notes 21-27. This was discussed during DRC Meeting on August 27th.

Comment 3) Provide site cross sections in engineering plans. Not satisfied. Provide the requested sections with sufficient details. Indicate muck removal, new cut & fill, etc. The offsite plans cross sections refer to onsite cross sections. The sections shall be provided along all sides of the site.

Response 3) Above ground cross sections have been provided. Per email from the City Engineer on 8-25, the underground information that the reviewer is looking for is now only required at building permit review as described per the City code.

Comment 4) Will there be header curb or 'D' curb along paver bricks? If so, please provide sufficient details on the plans. Not satisfied. Type D curb shall be required to prevent offsite sheet flow. Also, revise Type F curb to Type D curb to match offsite roadway plans.

Response 4) A D-curb has been provided as requested where reviewer was concerned with offsite flow and details updated to reflect it. The grading plan has been updated to show the intent that offsite flows will not shed below the 25 yr storm event. Finer/intricate grading will occur at time of engineering review and approval.

Comment 5) Indicate how the solid waste will be collected from the site? Provide a letter from solid waste management service company as applicable. Not satisfied. There is no trash facility for north building. It is not clear how the trash can be transferred to south building.

Response 5) We have coordinated with Choice Waste of Florida, Inc. and they have provided their letter of acceptance and ability to service our site based on our plans provided them and you. See exhibits included with this resubmittal that show that this works. Their letter is also included with this resubmittal package.

Comment 6) If a parking aisle requires access for emergency vehicles, garbage trucks or trucks moving to or from a loading area, that parking aisle shall be at least twenty-four (24) feet wide. (Section 265-110). Not satisfied. The proposed loading spaces and access may not be suitable for trucks operation.

Response 6) Please see included with this submittal the revised exhibits showing the west columns relocated at the head of the loading area so that the truck can better maneuver.

Comment 7) Please provide water and sewer availability letters from utility providers. Not satisfied. Please submit the letters from City Engineer. The applicant

will be responsible for Force Main modeling and upgrading of Lift Station #8 if required. Water and sewer service agreement shall be required.

Response 7) *These letters are included with this resubmittal. The analysis is a tier 2 comment agreed too at DRC meeting on August 27th and will be provided at time of design and permitting of the lift station.*

Comment 8) Please provide drainage report and calculations indicating storm water retention in project site. Min. Perimeter grade shall be at or above 25-year 72-hour design storm stage. Not satisfied. The submitted conceptual calculations are not satisfactory. Hydraulic Conductivity for exfiltration trench shall be based on existing site test results. Provide documentation or tests for drainage well capacity. Well discharge shall only start at elevation 3.50 feet NAVD. Exfiltration trench length shall be twice than required when used for quantity purpose (Water quality volume is 0.42 ac-ft). Provide updated conceptual calculations and drainage plans satisfying 25-year storm stage and perimeter berm requirement. The drainage well casing pipe top elevation shall be set at 3.50 feet NAVD to prevent backflow. Revise the drainage well structure detail accordingly. No detail provided for retention area drainage wells.

Response 8) *Per email from the City Engineer on 8-25, the complete drainage analysis will be provided at time of building permit review. Conceptual calculations and details have already been provided. We will provide calculations and design consistent with Broward County, SFWMD, City of Dania Beach and submitted signed and sealed Drainage Statement. Final Paving Drainage and Grading Drawings will be provided at said time.*

Comment 9) Comments for DDG: Not satisfied. Revise the Section for Utility Provider and Service. Lift Station is private. All utilities beyond the point of service are private facilities.

All parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. If double line to be utilized then DDG shall specify the requirement.

Response 9) *The DDGs have been updated for the utility section and the striping will be clearly delineated by a single line. Language from the DDGs has been updated to read as follows. UTILITY PROVIDER AND SERVICE Water and wastewater infrastructure service is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Dania Beach. Utilities are intended to be designed and developed as public private infrastructure connecting to public systems. Lift Stations are to be constructed as private stations. All utilities beyond the point of service are private facilities. Utility designs will meet Broward County and Florida Department of Health*

and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as follows:....

TIER 2 COMMENTS:

Comment 1) Additional comments may apply and will need to be addressed prior to Building Permit approval.

Response 1) Acknowledged.

Comment 2) Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable).

Response 2) This will be provided as necessary for engineering permit issuance.

Comment 3) In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.

Response 3) See offsite roadway plans included with this submittal.

Comment 4) Detail and complete engineering plans will be required prior to Building and R/W permit approval.

Response 4) Acknowledged.

Comment 5) Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.

Response 5) This will be provided as necessary for engineering permit issuance.

Comment 6) Show also all existing and proposed utilities on the landscaping plans for potential conflicts.

Response 6) This is shown.

Comment 7) Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV.

Response 7) This will be provided as necessary for engineering permit issuance.

Comment 8) All pavement markings shall be alkyd based thermoplastic and fully

retroreflectorized, per BCTED specifications with the exception of parking stall striping.

Response 8) Acknowledged.

Comment 9) Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA).

Response 9) This is provided.

Comment 10) 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 10) This will be provided as necessary for engineering permit issuance.

Comment 11) Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

Response 11) This will be provided as necessary for building permit issuance.

LANDSCAPING

Jake Ripp

DDG Comments

Comment 1) Update Section (5)1. C-10 Canal Buffer to read that the trademarked Greenscreen.com will be utilized in situations where the potted trees/palms cannot be provided.

Response 1) This has been addressed.

Comment 2) Update the C-10 Canal requirements in the Exhibit 9: Buffer Summary Table to a requirement of 1 tree and 10 shrubs every 80 LF. This is half of the standard requirement of 1 tree every 40 LF.

Response 2) This has been addressed.

Tree Disposition and Landscape Plan Comments:

Comment 1) Per Sec. 825-80 and Sec. 825-140(C), specimen trees shall be relocated if they cannot be retained in-place. Removal is only allowed if relocation is not feasible. all of the specimen trees proposed for removal are good candidates for relocation. Incorporate these trees into the landscape plan as relocated trees and update the disposition or provide adequate justification why these trees cannot be relocated.

Response 1) *All but four specimen trees have been designated to remain or be relocated. The four Specimen trees still designated to be removed are trees 1095, 1096, 1252, and 1277. These trees are in locations that will not allow them to be properly preserved during construction and are too large to adequately be replanted on site. Trees 1095 and 1096 are in very close proximity to the site's lift station and the installation of the lift's connecting utilities would prove detrimental to the tree's survival. All other specimen trees are designated to remain or be replaced.*

Comment 2) The Sec. 825-100(A)(5) 1.5 canopy mitigation multiplier should not be added to the canopy mitigation of category I or II invasive species. Include a total non-invasive canopy to be removed, the total non-invasive canopy to be removed with the 1.5 multiplier, total category II canopy to be removed (mitigated at a one-to-one rate), and the total category I invasive canopy to be removed (mitigated at 25% or .25 multiplier). Include the total canopy to be removed after all multipliers are added.

Response 2) *Tree mitigation calculations have been broken down into the above categories to properly display how the total canopy removed was determined.*

Comment 3) Provide the formula used to calculate the specimen tree appraisal values. Include the nursery quotes used for the replacement cost.

Response 3) *Formula is taken from Dania Beach Code 825.125.C.2 "Appraised Tree Value = Price of Replacement Tree × 2.7 × Size Factor × Health/Condition Factor × Location Score". A table showing appraisal calculation for each specimen tree has been included on sheet L0.50'*

Nursery Quotes:

Category 1A Tree (5.5" 16' HT Live Oak) - \$600

Replacement Palm (6' CT Min Sabal Palm) - \$100

Category 3 Tree (6' Ht Min Silver Buttonwood) - \$125

Comment 4) Silver buttonwoods are category 3 small trees and are given a canopy credit of 100 SF for mitigation purposes, not 300 SF which currently shown. Update the mitigation calculations accordingly.

Response 4) *Tree mitigation calculations have been updated to show this, see sheet L0.50.*

Comment 5) The landscape plan does not show existing trees 1232 or 1233 while the disposition plan shows them to be relocated. Clarify.

Response 5) *This discrepancy has been corrected. Tree designations now match throughout the landscape set.*

Comment 6) Update the renderings to match the proposed landscape plan.

Response 6) *We have added a note in the DDGs below the first rendering provided after discussion was had with Jake Ripp on 9/1/2020. The note to be added says the renderings shown in the DDGs are conceptual only and that the City approved Landscape plans will govern.*

Comment 7) Provide the proper C-10 buffering in accordance with the updated DDG comments. If the trees cannot be provided due to spatial constraints, utilize the trademarked greenscreen to provide adequate buffering from the residential properties across the canal.

- a. The 7 existing trees to remain along the south side of the C-10 canal do not provide proper buffering along the entire perimeter. Either install potted trees/palms to make up for the lack of buffering or provide the trademarked greenscreen.

Response 7) *Greenscreens have been provided to accommodate the lack of buffering. These will be 4' wide greenscreens, each accounting for 1 canopy per discussion with Jake Ripp (8/27/2020)*

DRC 1st Zoning Review Site Plan

Corrine Lajoie

Site Plan Comments:

Comment 1) Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below. Per Section 635-50 the following information must be provided:
(A) The proposed title of the project and the name of the

- professionals who prepared each plan, including engineer, architect, landscape architect and the developer;
- (B) The north arrow, scale and date;
- (C) Existing zoning of the subject site and adjacent properties;
- (D) Proposed changes in zoning to the applicant property, if any;
- (E) Adjacent land uses and buildings within two hundred (200) feet of the property, including use and number of floors, dimensioned to property line of subject site;
- (F) Legal description and net acreage;
- (G) Location sketch of subject property in relation to surrounding area;
- (H) Site boundaries clearly identified, dimensioned, and tied to section corners; Show on site plan. 2x time requested.

Response H)

This has now been clearly shown now based on conversations with Corinne and Eleanor on August 21st based on what we're looking for. Section corner is now shown on the site plan within the ROW.

- (I) Locations and dimensions of all existing and proposed rights-of-way and dedications, including ultimate right-of-way lines (if applicable), easements, property lines, streets, buildings, watercourses and water bodies, pedestrian areas, and other existing physical features in or adjoining the project, and their disposition (example: to be retained, demolished, modified, etc.);
- (J) The location and dimensions of proposed setback lines; 2nd time requested.

Response J)

This has been corrected. See revised site plan.

- (K) The location and dimensions of proposed reservations for parks, playgrounds, open spaces and other common areas;
- (L) The location, dimensions, bearings, and curve data of proposed streets, alleys and driveways;
- (M) The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas;
- (N) Photometric plan;
- (O) Location and dimensions of all proposed buildings, excavations, and structures to lot lines and to each other;
- (P) Conceptual preliminary drainage and grading plans and statement of proposed drainage systems and methods;
- (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each;
- (R) Separate landscape plan prepared in accordance with article 275, "Landscaping Requirements";
- (S) Location, character, size, height and orientation of proposed

- signs, including building signage details shown on plan elevations and method of illumination;
- (T) All existing and proposed pedestrian walkways and bicycle paths;
- (U) Existing and proposed public transit routes, bus shelter locations and easements for such shelters, and proposed layout of rights-of-way, if necessary;
- (V) Proposed building floor plans and architectural elevations of all sides of all buildings and structures, including building height and finished floor elevations;
- (W) Type and location of mail receptacles;
- (X) Conceptual utilities plan, including all underground and above-ground improvements;
- (Y) The following computations: Show on site plan.

- Response 1)** (1) Total gross and net acreage; Only "Site Area" is identified, not gross as required. 2x requested
We now show gross site area (measured to Centerline of all ROWs as discussed in DRC), site area, ROW dedication area, and net site area after ROW dedication as requested at DRC Meeting.
- Response 2)** (2) Proposed net and gross density, and number of dwelling units for site plans with residential components; Density is not identified on site plan. Sheet C-100. 2x requested.
Gross and net density is now show on the plan as requested at DRC Meeting. This is based on Gross and Net Density numbers mentioned above.
- Response 3)** (3) Total existing and proposed square footage of buildings and breakdowns by floor, use type, bay or tenant space, and dwelling unit, including required and provided minimum floor areas; Building square footage not provided on Site Plan, Sheet C-100. 2x requested.
These items are provided on the right hand side of the site plan as shown during our meeting with Corinne and Eleanor on August 21st.
- Response 4)** (4) Area devoted to vehicular use areas (roadways, aisles, parking); Only "ground" area identified. 2x requested.
This was previously provided, but not in logical location on the plan. We have added this value under the lot coverage data section for ease of finding. This was discussed in our August 21st meeting with Corinne and Eleanor.
- Response 5)** (5) Gross project area allocated for common open space; Non provided. 2x requested.
Per DRC Meeting on 8-27, we were asked to include the Open space located on the amenity deck. Gross open space and net

site area open space is now shown. Gross open space includes the offsite streets where Net site area open space does not. The open space from the amenity deck is included in both numbers. Open space is specifically defined within the DDGs.

- ~~(6) Lot coverage by roofed structures;~~
- ~~(7) Pervious and impervious surface area, also expressed as a percentage of the site area;~~
- ~~(8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted; Provide calculations to ensure compliance.~~

Response 8)

The parking requirements are now clearly provided in the DDGs and the site plan has been updated accordingly to clear up the confusion. The relevant Code sections are now referenced within the DDGs. Warranted parking ratios are based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All parking required for this establishment is met by the required ratios within the DDGs and on the Site Plan.

- ~~(9) Minimum lot area, width and depth required and provided;~~
- ~~(10) Minimum yard setbacks or specific build-to lines required and provided; Dania Beach Boulevard required setback = 14' per proposed DDG. Revise Sheet C-100 accordingly.~~

Response 10)

This has been corrected and provided.

- ~~(11) Maximum and minimum (if applicable) required and proposed building height;~~
- ~~(12) Minimum floor area required;~~
- ~~(13) Adjacent zoning and existing land uses;~~

Response 13)

Per DRC Meeting with Corinne and Eleanor on 8-21, we were asked to show the land use designation as RAC. This is now corrected.

- ~~(Z) Traffic circulation and pavement marking plan (may be shown on site plan sheets);~~
- ~~(AA) Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phases of the project;~~
- ~~(BB) For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e., building height, setbacks, density, lot area, landscaping, parking,~~

- open space, lot coverage, sign regulations, etc.);
- ~~(CC) Color site plan elevations and renderings for meeting presentation purposes;~~
- ~~(DD) If necessary, written authorization to reproduce any documents accompanying site plan submittals from the applicant, agent, architect, landscape architect, engineer, attorney, etc.~~

Comment 2) ~~APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.~~

Comment 3) ~~Must submit application, application fee, justification statement based on criteria identified in the LDC, and any other documentation necessary for all Variances, Special Exceptions, Waivers, Design Variations, etc needed for the project at time of Site Plan Submittal. Failure to do so will result in delay of the project.~~

Comment 4) TIER 1 - PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.

Response 4) *Please see attached.*

Comment 5) SCHOOLS: Obtain a SCAD report from Broward County School Board regarding school impact fees. 2 x requested.

Response 5) *These letters have been provided to the City and are submitted with this resubmittal.*

Comment 6) RIGHT-OF-WAY: Identify if R-O-W dedication is required. Identify dimension of ROW dedication on Site Plan and provide language of City Attorney's Office review before recordation at Broward County.

Response 6) *Dimensions are now provided in the site plan and language will be provided as necessary at the required time.*

Comment 7) ~~TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peak trips.~~

Comment 8) TIER 1 - UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected demands prior to public hearing. 2x requested.

Response 8) *These letters have been provided to the City and are submitted with*

this resubmittal. We have coordinated with Choice Waste of Florida, Inc. and they have provided their letter of acceptance and ability to service our site based on our plans provided them and you. See exhibits included with this resubmittal that show that this works. Their letter is also included with this resubmittal package.

Comment 9) IMPACT FEES: Impact fees that will be required for the project are required at time of building permit issuance.

Comment 10) SIGNS: Provide copy of all signs for compliance review. Provide proposed square footage of building identifications sign to insure compliance.

- ~~Provide dimensions of maximum tenant signage.~~
- ~~Provide detail of any proposed monument and/or directional signage proposed.~~
- The proposed DDG does not identify any regulations regarding Building identification signage. Therefore, any building identification signage proposed will be reviewed against the City's LDC.
- No dimensions are provided for the proposed building identification signage on Sheet Sign. Provide proposed dimensions to ensure compliance.

Response 10) Please see updated language in the DDGs. Please see signage plan in resubmittal. The language of the DDGs diverts us to code unless otherwise noted in the DDGs. Building Identification maximum percentage is already addressed in the DDGs.

Comment 11) The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2x requested.

Response 11) This is in process and will be provide to the City at time of building permit.

Comment 12) TIER 1 - PARKING: Per the proposed DDG, Section (9) provides Off-Street Parking Ration but Sheet C-100 utilizes Shared Parking provisions per the City's LDC. Clarify which regulations the project will be using. ~~States parking ration per LDC, Section 265-50, which requires parking based on number of bedrooms. Provide parking calculations on site plan identifying the different requirements for each unit type to ensure compliance.~~

- When calculation Share Parking, unclear where Base Line

Provisions/Gross Demand numbers come from. Provide clarification.

Response 12) *The parking requirements are now clearly provided in the DDGs and the site plan has been updated accordingly to clear up the confusion. The relevant Code sections are now referenced within the DDGs. Warranted parking ratios are based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All parking required for this establishment is met by the required ratios within the DDGs and on the Site Plan.*

~~Comment 13) — LOADING: Provide dimensions to ensure compliance.~~

~~Comment 14) TIER 1 - USE: Density? Proposed density exceeds High Rise units available in the RAC. Conversion is required prior to public hearing.~~

Response 14) *The conversion request was made by the City and is in process, per email from Corinne Lajoie.*

~~Comment 15) Provide minimum bicycle parking requirements identified in Section 265- 51. Must confirm required parking is met before bike compliance can be determined. Break down parking requirement for residential and non-residential to calculate required bicycle parking. 2x requested.~~

Response 15) *This is now provided on the site plan. Requirement for such is in the DDGs.*

~~Comment 16) — ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. Identify on plans.~~

~~Comment 17) — 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.~~

~~Comment 18) PARK IMPACT FEES: Per Resolution No. 2015-071, \$1,825.00 per Single Family/Townhouse dwelling, \$1,364.00 per Multifamily~~

Dwelling,
\$1,140.00 per Mobile Home must be paid for Recreation and Open
Space Impact Fee at time of building permit issuance. Therefore,
\$433,200 (380X1140) is due at issuance of a building permit

Response 18) *Impact fees will be paid at time of permitting.*

Comment 19) RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. Kimley-Horn Traffic Impact Analysis dated 6/6/20 identifies 425 PM Peak Hour Trips. Kimley-Horn Transportation Mitigation Impact Fee Calculation dated 6/29/20 identifies 1,041 PM Peak Hour Trips. Clarify. It also identifies 747.56 "Adjusted # of Trips". Therefore, \$22,131.66 (1041 x \$21.26) is due for each prior to issuance of a building permit.

Response 19) *Acknowledged. The RAC letter has been provided. The RAC letter is still consistent with the comment above and the latest approved traffic study by the City consultant.*

Comment 20) TIER 1 - Must provide latest revised set of plans on disk prior to going to public hearing.

Response 20) *Acknowledged. This is now an electronic submittal. Hard copies of the site plan application documents have been provided to the City. A Disk has been provided to the City.*

Comment 21) ~~For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150' of the subject property boundaries.~~

Comment 22) TIER 1 - The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property. Please provide acknowledgement and/or documentation of any public outreach. 2 x requested.

Response 22) *Applicant met with NW Byrd Pointe Civic Association on August 20, 2020. Eleanor of City of Dania Beach Community Development were present. Applicant will be having ongoing conversations with the Association and Residents.*

Comment 23) ~~For any building 5 stories or greater, provide a shadow study identifying how adjacent properties will be affected overlaid on an~~

~~aerial photo. Revise to show the entire shadow cast, especially to the east.~~

Comment 24) TIER 1 - Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing. 2 x requested.

Response 24) *Email Approval was provided by Xavier Falconi, reviewer of the traffic, to Corinne Lajoie on 8/31/2020.*

Comment 25) TIER 1 - Applicant must obtain statement from City Engineer, stating that adequate water supply exists for this project. 2x requested.

Response 25) *These letter have been received and provided to Corinne and with this resubmittal.*

Comment 26) For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

Response 26) *This will be provided at time of permitting.*

Comment 27) For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.

Response 27) *This will be provided at time of permitting.*

Comment 28) TIER 1 - Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing.

Response 28) *Resolution will be provide 4 weeks prior to commission hearing as requested at DRC Meeting.*

Comment 29) TIER 1 - Must provide mailing list and labels for property owners within 450' of the development site to Community Development, consistent with regulations identified in the City's Code of Ordinances, Chapter 28, Section 610-30. The labels are needed 30 days prior to public hearing, information must be no older than 60 days. The City

will prepare and mail the notices.

Response 29) *This was provided to the City on August 18th to Ibel Larios.*

~~Comment 30)~~ ~~Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.~~

Comment 31) TIER 1 - Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.

Response 31) *This has been provided as discussed during DRC on August 27th. Please provide the documentation for the signage and the applicant will post the signage by the appropriate posting date of September 29th for the October 13th Commission hearing.*

Comment 32) Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. 2 x requested.

Response 32) *This will be provided at the necessary time.*

Comment 33) PUBLIC ART PROGRAM: Per O-2019-025, New development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city.

- a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or
- b. Combination of In-Lieu Public Art Fee and Placement of Art on

Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines.

Response 33) ***Applicant will comply with the ordinance at the appropriate time.***

~~Comment 34)~~ ~~Two parcels must submit two separate applications for site plan review.~~

~~Comment 35)~~ ~~Per Section 280-40 reduce light levels on east property line not to exceed 0.5 foot candle on the east property line. Extend light measurement for entire length of east property line. Sheet L4.00 shows 52 points at and beyond the east property line where light levels exceed 0.5 and where adjacent to residential property. Revise accordingly.~~

Response 35) ***Please see revised lighting plans.***

~~Comment 36)~~ ~~Per Section 265-140(B) no column shall be located within 3' of the entrance of a parking space. Identify where in the proposed DDG this regulation is addressed.~~

~~Comment 37)~~ ~~Reduce intensity of the project as follows:~~

- ~~• eliminating tandem parking in parking garage to provide single parking space instead of double~~
- ~~• Reduce drive isles in parking garage to 22'~~
- ~~• Remove 1 floor of retail~~
- ~~• Remove 3 floors of residential~~

2nd time requested

~~Comment 38)~~ ~~Sheet List table on Cover Sheet is incomplete. Revise accordingly.~~

~~Comment 39)~~ ~~Add landscaping to recreation deck.~~

~~Comment 40)~~ ~~Provide building elevation with materials identified.~~

Comment 41) See below regarding edits to the proposed Development Design Guidelines.

- ~~Page 4, "This cross-access easement is not intended to be a designed amenity such as a continuous boardwalk or waterfront feature.~~
- ~~Page 10 — provide clearer graphics so that the dimensions can be read.~~
- ~~Page 16 — reduce the maximum density allowed.~~
- ~~Page 17 — change Minimum Dania Beach Boulevard setback to 15', same as NW 1 Street.~~
- ~~Page 17 — "The District 1 buildings will be separated by the public right of way in Dania Beach Boulevard or potential future pedestrian area and setbacks identified in Section (5) above."~~
- ~~Page 17 — reduce the maximum building height.~~
- ~~Page 19 — "The operator must possess a valid city Certificate of Use, and local business tax receipt for a valet service."~~
- ~~Page 19 — "No excessive stacking shall exist when vehicles stacked for valet drop-off or pick-up extend into any drive aisle and impede the flow of routine traffic."~~
- ~~Page 21 — SITE LIGHTING — identify maximum light spillage of 0.5 foot candle when adjacent to residentially zoned or used land.~~
- ~~Page 22 — "Charging stations may be provided for a **percentage** of parking spaces within the garage." Identify what this maximum percentage is.~~
- ~~Page 22 — "Pedestrian areas along Bryan Road shall include canopy trees which provide shade and aesthetic enhancements without conflicting with vehicles or pedestrian movement, awning, balconies, paving or signage."~~
- ~~Page 23 — Exhibit 9 — change minimum width from "None" to match street section shown on page 10.~~
- ~~Page 25 — CITY OF DANIA BEACH REVIEW PROCESS — delete the 4 conditions. Should follow the Major/Minor deviations as identified in Section 340-40(D).~~
- ~~Page 17 – (9) Change to read "... a minimum of 1 foot only. The application thereof is at the discretion of the Community Development Director."~~
- ~~Page 18 – Exhibit 6, Bicycle Parking; must breakdown parking required for residential and non-residential to calculate required bicycle parking for project.~~
- ~~Page 18 – "Service areas shall be located outside of a public roadway and where practical, off of private drives, and..."~~
- ~~Page 23 – Sign and Design Standards (2) of the DDG provides no detail regarding Building Identification Signs. Failure to identify on DDG will result in the City's LDC regulations being applied.~~
- ~~Add a section to DDG to discuss noise mitigation to protect residential neighborhood to the east.~~
- ~~Provide strike-thru/underline version of DDG for staff review.~~

- Response 41)** *These have all been addressed. Additionally, Building Identification maximum percentage is already addressed in the DDGs.*
- Comment 42) Per section (10) of the proposed DDG, Valet Operator must possess a valid City issued Certificate of Use and BRT for the valet service prior to operation.
- Response 42)** *The DDGs have been updated to reflect this.*
- Comment 43) In "Robust Parking and Mobility Demand Management Plan, the following statement is made, "Valet Parking will count with 42 staging spaces for drop-off, 9 spaces for pick-up and 7 spaces for shared-ride operations." Clarify that this is true for each building, Wave 70 and Wave 90.
- Response 43)** *This is true for both buildings. The Plans already show this distinction.*
- Comment 44) Sheet A-3.00, clearly identify location of property line.
- Response 44)** *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*
- Comment 45) TIER 1 – North building shows a 9'4" setback from west property line on Sheet A-100; Sheet C-100 shows 21.9' setback. Revise drawings and data table accordingly.
- Response 45)** *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*
- Comment 46) TIER 1 - South building shows a 12' setback from west property line on Sheet A-300; Sheet C-100 shows a 27'. Revise drawings and data table accordingly.

Response 46) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 47) TIER 1 - Sheet A-300 Shows 12'11" setback from north property line; Sheet C-100 shows a 39' setback. Revise drawings and data table accordingly.

Response 47) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 48) TIER 1 - Sheet A-300 shows 12' setback from south property line; sheet C-100 shows 26.7' – X. Revise drawings and data table accordingly.

Response 48) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 49) TIER 1 - Sheet A-300 shows 11'11" setback from east property line for north building; Sheet C-100 shows 58.3'-55' to seawall not property line. Revise drawings and data table accordingly.

Response 49) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 50) TIER 1 - Sheet A-300 shows 12' setback from east property line for

south building; Sheet C-100 shows 21.9'-27'. Revise drawings and data table accordingly.

Response 50) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 51) TIER 1 - 13 doors are shown along east building elevation onto "Pedestrian Area". Identify noise mitigation methods proposed to reduce noise traveling to neighborhood to the east.

Response 51) *Noise mitigation information has been provided in the DDGs within the Architectural Standards section of the document.*

Comment 52) The Master Development Plan on page 9 of the DDG shows a pedestrian cross access easement. Prepare easement language for the City Attorney's Office to review before recording it in Broward County Public Record. Must be reviewed and recorded prior to issuance of a building permit.

Response 52) *This will be provided at time of permitting.*

Comment 53) On Sheet C-100 & A-5.00 identify location of east and west property lines.

Response 53) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 54) Applicant indicates design to improve West Dania Beach Boulevard ROW as a park.

- Provide detail of proposed improvements.
- Identify how public will access the park.
- Additional parking for park may be required.
- Identify continuous pedestrian connection on east and west side of the project between the park and NW 2 Street bridge.
- Incorporate boat ramp for official public use only (not public).

Response 54)

- *Applicant provided a conceptual plan showing the proposed park layout. A portion of the park is on right-of-way owned by Broward County and we have asked the City to begin the dialogue with the County to have that portion of the right-of-way transferred to the City so the City has permitting control over the proposed park improvements.*
- *The proposed park may be accessed via the boardwalk between the 90 and 70 Wave projects or by the sidewalk located along Bryan Road. It is not expected to be a park that people will drive to and require parking.*
- *This is intended to be a passive park accessed by neighborhood or guests visiting the nearby developments.*
- *A continuous pedestrian connection is provided via the boardwalk along the canal and the sidewalk along Bryan Road.*
- *A boat ramp is not currently planned in the drawing as the canal is able to be accessed by officials at other locations in the vicinity. That said, the applicant will consider adding a boat ramp for official use after evaluating the financial and environmental impacts of an additional boat ramp.*

Comment 55)

Parking Calculations: Proposed by DDG/SP LDC Requirements
 Residential – 450.5
 696 Commercial – 66.66
 Office – 53.33
Restaurant – approx. 750
 TOTAL REQUIRED = 1,321

Response 55)

The parking requirements are now clearly provided in the DDGs and the site plan has been updated accordingly to clear up the confusion. The relevant Code sections are now referenced within the DDGs. Warranted parking ratios are based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All parking required for this establishment is met by the required ratios within the DDGs and on the Site Plan.

Notes:

- *Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.*

- *Per conversation with City. Our application fee has been calculated as consistent with email on date 6-15-2020 as well as the review process starting back at review 1 as the initial review as considered incomplete due to COVID-19. Per coordination with Corinne LaJoie on 6/15/2020, it was agreed that the site plan fees initially paid for the site plan applications was more than the amount required to separate the site plan. Any excess funds would be moved to cost recovery and returned to the developer if not needed.*
- *Continuous and on-going site inspections will be conducted by staff throughout the entire building process.*
 - **Acknowledged.**
- *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.*
 - **Acknowledged. See previous response to comments.**
- *Prior to submittal of a building permit, please contact the Building Official (954-924- 6085 X3650 to schedule a pre-application meeting.*
 - **Acknowledged.**
- *IMPACT FEES: Impact Fees that will be required for the project are required at time of building permit issuance.*
 - **Acknowledged.**

Should you have any additional questions please do not hesitate to contact me at (772) 794- 4110.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jacob Lawson, P.E



CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

August 10, 2020

Jacob B. Lawson, P.E. Associate/Project Manager
Kimley Horn
445 24th Street Suite 200
Vero Beach, FL 32960

RE: Water, Sewer, and Reclaimed Water Capacity Inquiry 90 Wave project

Dear Mr. Lawson;

Per your request, we have evaluated water and sewer services for the 90 Wave project. Water and sewer demands are indicated to be 122,880 GPD (gallon per day) for each building.

Our review determined that the city currently has the capacity to provide water and sewer services for the development mentioned above. **The city will reserve 122,880 GPD for this development upon the payment of the impact fees.** This determination has been made based on the following:

- The city's water treatment plant capacity is 5.04 MGD, while demands average is 2.3 MGD
- Raw Water supplies are 2.58 MGD at present, with demands of 2.3 MGD
- High service pumping capacity is 12.5 MGD
- A 12-inch water main is adjacent to this development. The developer must perform a fire hydrant test and provide the results to the city to verify sufficient capacity in this main. The developer will be responsible for looping if needed.
- Wastewater service is available via force main adjacent to this development. The city has adequate capacity in the Hollywood treatment plant for processing the wastewater.
- You have proposed an onsite lift station instead of connecting a gravity main across Bryan Road. Since the lift station will only serve this development, the developer must retain the ownership and maintenance responsibilities for the lift station.
- Please evaluate the 4-inch sewer force main as this may be limiting. You will also need to model the force main system to ensure your system can pump into the force main without impacting other customers. If your project affects other customers, you will be responsible for pump upgrades for lift station 8.
- Reclaimed water is not available in the city.
- You will need an appropriately sized meter (upon which the impact fees are based on commercial units), as verified by plumbing calculations.



CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

WATER METER SIZE	METER TYPE	MAXIMUM FIXTURE UNITS	PEAK MAXIMUM VOLUME- AWWA
5/8-3/4	Displacement	25	20 GPM
1	Displacement	45	50
1.5	Displacement	100	100
2	Compound	225	160
3	Compound	500	320
4	Compound	750	500
6	Compound		1000
8	Compound		1600
10	Turbine		2900
12	Turbine		4300

NOTE: No irrigation demands were submitted as a part of the request. The city is no longer issuing irrigation meters due to limitations on raw water supplies. Irrigation demands need to be met with customer-provided irrigation wells, or Florida friendly plants that require no irrigation.

If needed, cost-recovery for city procured engineering review services will be charged for review, inspection, and other required items to provide utilities and engineering related services.

Should you have any questions, please feel free to contact me.

Sincerely,

D. Ozaydin

Dincer Ozaydin, Deputy Public Services Director/City Engineer

CC: Fernando Rodriguez, Public Services Director
Eleanor Norena, Community Development Director
Corrine LaJoie, Assistant Community Development Director
Darren Greene, Utility Manager



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

September 1, 2020

Eleanor Norena, Community Development Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: 90 Wave
50 S Bryan Rd, 70 S Bryan Rd, and 90 N Bryan Rd, Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Ms. Norena:

The Broward County Aviation Department (BCAD) has reviewed the proposed 90 Wave site plan located south of Fort Lauderdale-Hollywood International Airport (FLL) at 50 S Bryan Road, 70 S Bryan Road, and 90 N Bryan Road. Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77- Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). ***The receipt of a favorable determination from the FAA is required for all critical building points and temporary construction cranes and must be received prior to any construction activity.*** The Federal Review (FAA 7460-1) process can be initiated at the following web address: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- **BCAD has determined that the proposed development penetrates FAA controlled air space (Part 77, Horizontal Plane) and shall comply with FAA obstruction standards.**
- No building, structure or vegetation on the site may exceed the ***maximum height of 225 feet (AMSL)*** as shown on Elevation Sheets A-4.00, A-4.01, A-4.02, and A-4.03 (dated 8/15/2020) and the 90 Wave Coordinates Exh-1 (dated 8/15/2020) unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

Adherence to these conditions is required for BCAD approval of the 90 Wave site plan located at 50 S Bryan Road, 70 S Bryan Road, and 90 N Bryan Road and it is based on the following documents submitted by the applicant:

- o Elevations Sheets A-4.00, A-4.01, A-4.02, and A-4.03 prepared by Nichols, Brosch, Wurst, Wolfe & Associates, Inc. (dated 8/15/2020)
- o Site Plan sheet C-100 prepared by Kimley-Horn and Associates, Inc (dated 7/2/2020)
- o 90 Wave Coordinates Exh-1 prepared by Nichols, Brosch, Wurst, Wolfe & Associates, Inc. (dated 8/15/2020)
- o ALTA Survey 90 N. Bryan Road prepared by Gary B. Castel (dated 12/31/2019)

If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This letter serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport. 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 letter 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 954.595.0809

Sincerely,

Karen Friedman
BCAD Aviation Senior Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental
William Castillo, BCAD Aviation Planning Manager
Jacob.Lawson@kimley-horn.com, NChakas@lochrielaw.com, flylally@aol.com,
pbusteed@nbww.com

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-2924-2020

County Number: Municipality Number: SP-056-20
90 WAVE

August 19, 2020



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 SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	August 19, 2020	Single-Family:		Elementary: 4
Name:	90 WAVE	Townhouse:		
SBBC Project Number:	SBBC-2924-2020	Garden Apartments:		Middle: 2
County Project Number:		Mid-Rise:		High: 2
Municipality Project Number:	SP-056-20	High-Rise:		
Owner/Developer:	Dania Beach Marina Corp.	Mobile Home:		
Jurisdiction:	Dania Beach	Total:		Total: 8

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Collins	371	408	346	-62	-2	89.2%	18
Olsen	1,125	1,238	657	-581	-26	54.0%	11
Hollywood Hills	2,667	2,667	1,967	-471	-30	73.9%	5

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Collins	364	-44	89.2%	321	323	330	338	345
Olsen	668	-570	54%	667	678	682	691	689
Hollywood Hills	1,972	-695	73.9%	1,935	1,923	1,912	1,900	1,889

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.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Avant Garde Academy	750	884	134	884	884	884
Avant Garde K-8 Broward	1,050	1,014	-36	1,014	1,014	1,014

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Collins	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Hollywood Hills	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected 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

This site plan application proposes 380 high-rise units, which are anticipated to generate 8 (4 elementary, 2 middle and 2 high school) students. This project falls within the boundary of Land Use Plan Amendment (LUPA) LUPA PCT 09-5 for a Regional Activity Center (RAC) land use designation, which is subject to a Tri-Party Agreement between the City of Dania Beach, the School Board and the County. The City processed the LUPA, which encompassed a previous LAC and established a Regional Activity Center (RAC) land use designation; however, per the recorded Tri-Party Agreement, all residential units located within the original LAC boundary are bound by the Recorded Educational Mitigation Agreement and the requirements contained therein, including the payment of the student station costs. This project is outside the original LAC boundary and is therefore subject to public school concurrency requirements and payment of school impact fees.

Please be advised that this application was reviewed utilizing 2019/20 school year data because the current school year (2020/21) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Collins Elementary, Olsen Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2019/20- 2021/22), these schools are expected to maintain their current status through the 2021/22 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

In the 2019/20 school year, the charter schools located within a two-mile radius of the 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.

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.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2019/20 to 2023/24 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 for 180 days for a maximum of 380 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on February 14, 2021. 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-2924-2020 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/19/2020

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title



90 WAVE
SP-056-20
90 N. Bryan Rd.

August 26, 2020

Nectaria M. Chakas, Esquire
Lochrie & Chakas, P.A.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301

Dear Ms. Chakas:

Re: Platting requirements for a parcel legally described as Parcel A, "Bryan Road Warehouses," according to the Plat thereof, as recorded in Plat Book 170, Page 112, of the Public Records of Broward County, Florida; together with an unplatted 40 foot strip of land lying adjacent to and contiguous with the easterly boundary of said Parcel A. This parcel is generally located on the southeast corner of Bryan Road and Northwest 1 Street, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Regarding the portion of the proposed development located within "Bryan Road Warehouses," Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 does not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on October 18, 2001.

Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. Parcel A, "Bryan Road Warehouses") is combined with unplatted lands (i.e. an unplatted 40 foot strip of land lying adjacent to and contiguous with the easterly boundary of said Parcel A), Policy 2.13.1 of the Broward County Land Use Plan would not require platting of the unplatted portion if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case, the post-1953 portion constitutes a majority of the enlarged parcel and the development parcel is less than 10 acres total (3.53 acres).

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

Nectaria M. Chakas

August 26, 2020

Page Two

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

cc: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Eleanor Norena, Director, Community Development Department
City of Dania Beach





CHOICE WASTE OF FLORIDA, INC.
A PREMIER COMPANY

9/2/2020

Attn: Jacob B. Lawson
c/o Kimley-Horn
445 24th Street-Suite 200
Vero Beach, FL 32960

Re: 70 Wave -70 N. Bryan Road-Dania Beach, FL and 90 Wave – 90 N. Bryan Road-Dania Beach, FL

Hello Jacob,

We have reviewed the documentation provided by the applicant for both 70 Wave located at 70 N. Bryan Road-Dania Beach, FL and 90 Wave located at 90 N. Bryan Road-Dania Beach, FL and will confirm that based on the information provided can provide the full necessary services for the waste and recycle containers and services located at the above referenced locations once the facilities are completed and operational. Please feel free to contact me on my cell if needed at 954-448-8109 or at the office of 954-674-6074.

Respectfully Yours,



Gary F. Brugman
Executive Sales Manager

2805 EAST OAKLAND PARK BOULEVARD, SUITE #464
FORT LAUDERDALE, FLORIDA 33306
954.674.6074 | OFFICE@PWSFL.COM

Robust Parking & mobility demand management plan

The project consists of two parking decks with a total capacity for 699 vehicles located on the third and fourth levels. Although, self-parking spaces are provided, parking valet use will be strongly encouraged. Only 100 spaces (7% of the garage capacity) has been designated as "self-parking". Valet Parking operations are adopted with the objective of doing a more efficient use of the space, as well as, more effective operations timewise.

ADA spaces are provided for Accessible Vans and vehicles that have been modified to special needs and can only be operated by their owners.

Valet Operations: Drop-off and Pick up takes place on the third floor (First Parking Level). Customers are encouraged to drive into the building, up to the third floor, away from public roads, in a controlled environment. Once inside the building, the customer will find parking staging spaces exclusively for Valet drop-off and retrieval operations. This strategy allows for an organized way of handling large quantity of simultaneous events. Once parked the customer will hand the key to the operator and leave the garage. Valet operators will move the vehicles from the staging area to the valet parking spaces.

For retrieval of a vehicle, customer will be able to call in advance, in order to have his/her car ready upon arrival to the valet station, otherwise, will have to wait until operators retrieve the vehicle after station arrival, which, should not take more than 5 minutes in average operational conditions.

Valet Parking will count with 42 staging spaces for drop-off ,9 spaces for pick-up, and 7 spaces for shared-ride operations.

The project supports and encourages Shared mobility and is designed in a way that different systems can happen simultaneously. Self-Parking will be limited and clearly signaled to the east side of the garage. An Internal loop will circulate counterclockwise to allow pedestrians to walk safely to and from their vehicles when using Valet Parking. The same loop will be used by shared riders and service providers, taking all parking/riding activities away from the public realm in a safe and controlled environment.

Parking ratios are based on the purpose and intent of alternate parking standards described in Sec. 265-60 and the intent of the parking reductions for mixed use developments methodology described in Sec. 265-90 of the Dania Beach Land Development Code. Warranted parking ratios are also based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All required parking for this establishment is met by the required ratios listed herein.

The development intends to implement and contribute to the Dania Beach Regional Activity Center purpose of "creating a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and providing an attractive destination for tourists and local citizens", which is reflected in the parking ratios provided within the Development Design Guidelines (DDGs). The development is supportive of and promotes a "car-free" or "car-optional" lifestyle through a mixture of proximity to uses that fulfill daily needs (i.e. grocery, fitness, pharmacy, employment), increased supply of bicycle parking spaces, access to transit and ridesharing services, and a robust parking & mobility demand management plan. Through the management of parking, the development will provide the following off-street parking ratios:

Solid Waste Sanitation Management Plan

Solid Waste will be handled through a centralized system consisting of a gravity Chute with sorting capabilities to promote recycling. All Waste will be collected, sorted and compacted in a centralized, climate controlled, room into containers to be picked up by the waste management company hired for collection.

Restaurants, Retail, and Work/Live units will collect waste in designated smaller rooms using 1 cubic yard tilt carts that will be manually pushed throughout the building. Staff will collect the general waste from the point of origin in the 1 cubic yard tilt cart and once full they will take it to the Main Trash Room and deposit the waste into the trash compactor using a stationary cart tipper, specifically designed for the 1 cubic yard tilt carts. It is important to note that the swing height of the tipper operation can reach up to 15 feet, depending on the manufacturer. The applicant is providing a tipping height of 26 feet.

Lawson, Jacob

From: Xavier Falconi <xfalconi@cgasolutions.com>
Sent: Monday, August 31, 2020 3:29 PM
To: Heggen, Chris; Lajoie, Corinne
Cc: Brooks, Nick; Lawson, Jacob; Lajoie, Corinne
Subject: RE: 70 Wave & 90 Wave Traffic Analysis, Dania Beach

Categories: External

Good afternoon Corinne,

Following up to this request for review and after discussing the updated traffic study with Chris, I recommend this application to move forward based on the following conditions:

- Page 15 of the study includes mitigation of the signal timing at the intersection of Bryan Road and Stirling Road. The future total condition with signal optimization brings the intersection LOS from an F to a D in the pm peak hour. As a condition of approval, we'd recommend the applicant to coordinate with Broward County the optimization of this signal. It may have to wait for the appropriate time for the traffic conditions to develop in order for Broward County to proceed with the signal optimization as suggested.
- According to page 28 of the updated traffic study, the applicant will construct right turn deceleration lanes at the two proposed site driveways. The study also indicates that the exact parameters related to these lanes will be determined during the platting process. We recommend having a condition of approval indicating that right turn deceleration lanes will be provided at the two driveways for the 70 Wave and 90 Wave sites, subject to Broward County's conditions of approval process.
- Table 8 of page 21 of the study points to future deficiencies in the year 2024 for the intersection of Bryan Road and Old Griffin Road. Since this intersection is not currently signalized but will be at a future date, we'd recommend including a condition of approval indicating that the capacity of the storage lanes and geometry of this intersection will be reviewed and approved by Broward County as part of the traffic signal approval process.

Thank you.

Xavier R. Falconi, PE

Director | Traffic Engineering Department



Calvin, Giordano & Associates, Inc. | 1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316

Office: 954.921.7781 | Direct: 954.766.2735 | Fax: 954.921.8807

Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie



From: Heggen, Chris <Chris.Heggen@kimley-horn.com>

Sent: Thursday, August 27, 2020 5:01 PM

To: Xavier Falconi <xfalconi@cgasolutions.com>

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Subject: RE: 70 Wave & 90 Wave Traffic Analysis, Dania Beach

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Xavier-

Good afternoon. As discussed, attached please find our updated traffic analysis and response to comments for this project. Please let us know if you have any further comments. Thanks!

-Chris

Christopher W. Heggen, P.E. (FL)

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TRAFFIC IMPACT ANALYSIS

DANIA BEACH MARINA REDEVELOPMENT: 70 WAVE AND 90 WAVE DANIA BEACH, FL

PREPARED FOR:

DANIA BEACH MARINA CORPORATION

Kimley»Horn

February 27, 2020
Revised June 26, 2020
Revised July 29, 2020
Revised August 27, 2020
Kimley-Horn Project #147706000
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

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Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida



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This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Christopher W
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Florida Registration Number 58636

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EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc. has completed the following traffic evaluation for the proposed developmental changes to be made at the site located on the east side of Bryan Road, between Stirling Road and Old Griffin Road in Dania Beach, Florida. The site currently consists of a variety of maritime uses including a marina and recreational vehicle sales centers. Proposed redevelopment includes converting these existing maritime sites into 760 multifamily high-rise apartments, 16,000 square feet of general office, 50,000 square feet of restaurant space, and 20,000 square feet of general commercial use.

This document includes the analysis conducted to determine the impacts of redevelopment on the surrounding roadway network. Data collection was conducted on Thursday, September 12, 2019. Turning movement counts (TMCs) were collected at three major intersections directly impacted by the proposed project, listed as follows:

- Stirling Road & Bryan Road
- NW 1st Street & Bryan Road
- Old Griffin Road & Bryan Road

A capacity analysis of Bryan Road was also conducted to determine the roadways level of service based on future demand. A link capacity analysis has also been conducted to evaluate the roadway capacity based on demand of the surrounding network.

As identified in the analysis, the applicant will dedicate additional right-of-way along the site frontage that could accommodate any future widening of Bryan Road if that were to occur in the future. Additionally, the applicant will be constructing right turn deceleration lanes at the site driveways to add capacity for vehicles turning into and out of the proposed buildings on site.

INTRODUCTION

The proposed plan of development will include two (2) high-rise buildings with the lower floors of each consisting of commercial, restaurant, office uses, and parking and the remaining floors being occupied by multifamily housing. The total proposed development on both sites will be 760 dwelling units, and 16,000 SF of general office, 50,000 SF of restaurant space, and 20,000 SF of general commercial use. The site is located between NW 1st Street and Stirling Road on the east side of Bryan Road in Dania Beach, Florida. Figure 1 illustrates the location of the project site and the surrounding Trafficways facilities. The folio numbers for the project site are listed below:

- 504233000600
- 504233320010

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact analysis to evaluate the impacts resulting from buildout of this site by 2024. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the City of Dania Beach, Florida. Figure 1 illustrates the location of the site.

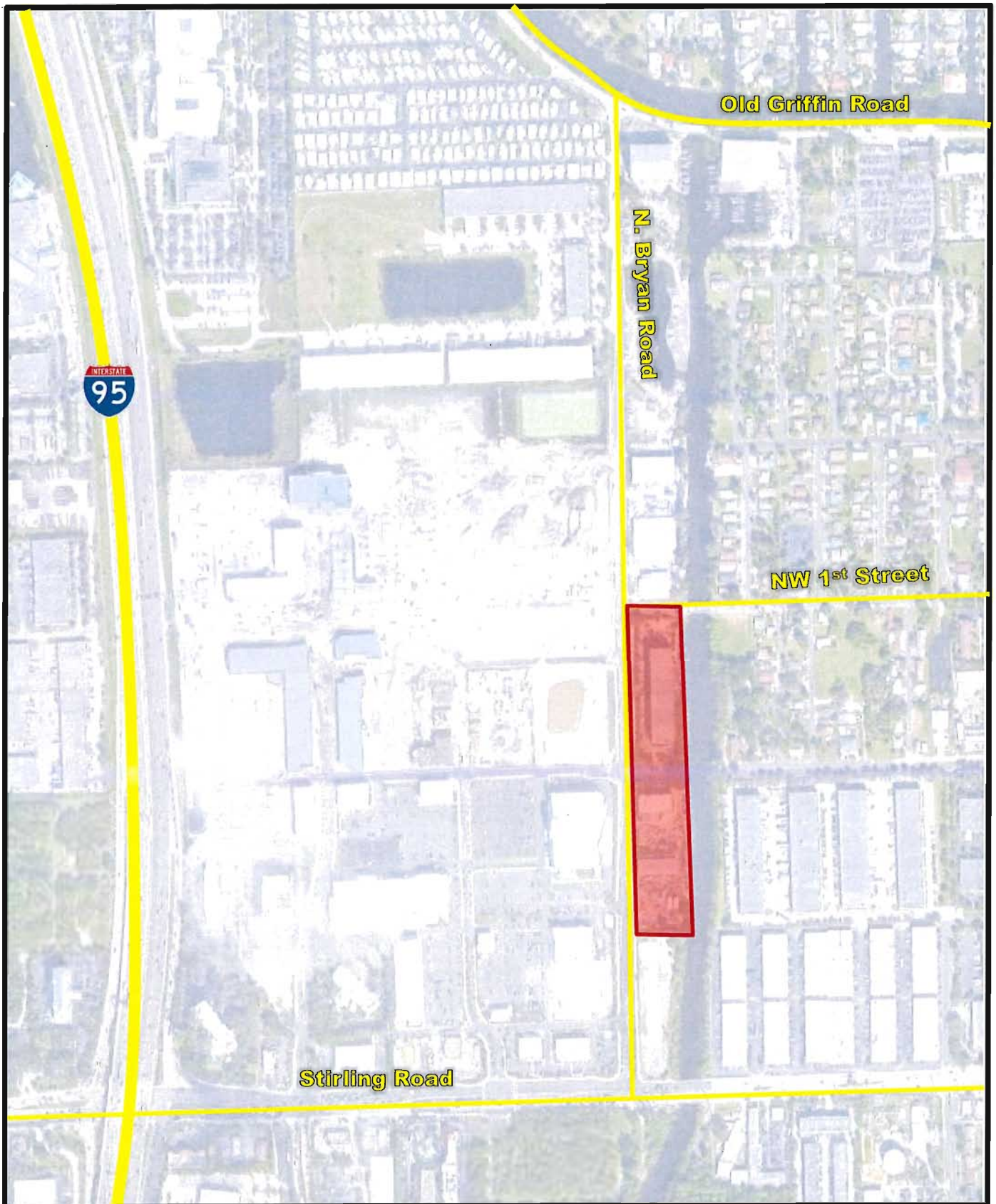
A site plan is included in *Appendix A*.

DATA COLLECTION

Baseline traffic count data was collected during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM) on Thursday, September 12, 2019 at intersections within the study area. Following is a list of the intersections at which data was collected:

1. Bryan Road & Stirling Road
2. Bryan Road & NW 1st Street
3. Bryan Road & Old Griffin Road

Turning movement volume data is included in *Appendix B*.



LEGEND



SITE

TRAFFICWAYS EVALUATED

FIGURE 1
SITE LOCATION AND TRAFFICWAYS IDENTIFICATION
DANIA MARINA
144706000

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the potential impacts of the proposed development. Rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*, were used to determine the trips generated by the proposed land use. The rates for Multifamily High-Rise [ITE 222], Marina [ITE 420], General Office [ITE 710], Shopping Center [ITE 820], Recreational Vehicle Sales [ITE 842], and Quality Restaurant [ITE 931], High Turnover Sit-Down Restaurant [ITE 932] were used for the daily, AM peak hour and PM peak hour trip generation calculations. It was determined appropriate to use the ITE rate for Multifamily High-Rise because the buildings are proposed to be 16 stories, and the rate for ITE 222 correlates with similar uses of buildings greater than 10 stories. Table 1 shows the trip generation calculations for the redevelopment, with credit taken for the existing uses currently in operation on the site.

Table 1: Trip Generation Calculations

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Scenario									
Marina	150	Berths	362	11	4	7	32	19	13
Recreational Vehicle Sales	24.8	KSF	124	11	9	2	19	6	13
		Subtotal	486	22	13	9	51	25	26
Driveway Volumes			486	22	13	9	51	25	26
Net New External Trips			486	22	13	9	51	25	26
Proposed Scenario									
Multifamily High-Rise	760	DU	3,206	226	54	172	267	163	104
General Commercial	20.0	KSF	755	19	12	7	76	36	40
General Office (>5,000 SF)	16	KSF	156	19	10	9	18	12	6
Quality Restaurant	25	KSF	2,096	18	9	9	195	131	64
High Turnover Sit-Down Restaurant	25	KSF	2,805	249	137	112	244	151	93
		Subtotal	9,018	531	222	309	800	493	307
Internal Capture									
Multifamily High-Rise			454	5	1	4	48	22	26
General Commercial			405	8	6	2	46	23	23
General Office (>5,000 SF)			272	6	1	5	8	7	1
Quality Restaurant			315	4	3	1	31	15	16
High Turnover Sit-Down Restaurant			314	3	2	1	31	15	16
		Subtotal	1,760	26	13	13	164	82	82
Pass-By Capture									
Multifamily High-Rise	0.0%		0	0	0	0	0	0	0
General Commercial	34.0%		119	4	2	2	10	4	6
General Office (>5,000 SF)	0.0%		0	0	0	0	0	0	0
Quality Restaurant	44.0%		784	6	3	3	72	51	21
High Turnover Sit-Down Restaurant	43.0%		1,071	106	58	48	92	58	34
		Subtotal	1,974	116	63	53	174	113	61
Driveway Volumes			7,258	505	209	296	636	411	225
Net New External Trips			5,284	389	146	243	462	298	164
Proposed Net External Trips - Existing Net External Trips			4,798	367	133	234	411	273	138
Land Use	Daily		AM Peak Hour			PM Peak Hour			Pass By
Marina [ITE 420]	2.41 trips/berth		.07 trips/berth (33% in, 67% out)			.21 trips/berth (60% in, 40% out)		0.0%	
Recreational Vehicle Sale [ITE 842]	5.00 trips/1,000 sf		.46 trips/1,000 sf (85% in, 15% out)			.77 trips/1,000 sf (31% in, 69% out)		0.0%	
Multifamily High-Rise [ITE 222]	T=3.94(X)+211.81 trips/DU		T=0.28(X)+12.86 (24% in, 76% out)			T=0.34(X)+8.56 (61% in, 39% out)		0.0%	
Shopping Center [ITE 820]	37.75 trips/1,000 sf		.94 trips/1,000 sf (62% in, 38% out)			3.81 trips/1,000 sf (48% in, 52% out)		34.0%	
General Office [ITE 710]	9.74 trips/1,000 sf		1.16 trips/1,000 sf (86% in, 14% out)			1.15 trips/1,000 sf (16% in, 84% out)		0.0%	
Quality Restaurant [ITE 931]	83.84 trips/1,000 sf		0.73 trips/1,000 sf (50% in, 50% out)			7.8 trips/1,000 sf (67% in, 33% out)		44.0%	
High Turnover Sit-Down Restaurant	112.18 trips/1,000 sf		9.94 trips/1,000 sf (55% in, 45% out)			9.77 trips/1,000 sf (62% in, 38% out)		43.0%	

As shown in Table 1 the proposed redevelopment will generate 4,798 net new external daily trips, 367 net new external AM peak hour trips (+133 in, +234 out), and 411 net new external PM peak hour trips (+273 in, +138 out). Figure 1 shows the existing site geometry as well as identifying surrounding trafficways evaluated in this analysis.

Internal capture matrices used to calculate internal capture are included in *Appendix C*.

ROADWAY NETWORK DISTRIBUTION

Trips generated by the proposed development were distributed along the existing road network to determine potential impacts of the project on the existing infrastructure. The addition of northbound right turn lanes at the driveways for the north and south buildings are proposed in conjunction with development of this site. Traffic distribution is the pairing of trip ends from the subject site with other complimentary land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network and its travel time characteristics as seen in Figure 2.

Distributed project traffic was then evaluated at each of the three (3) intersections based on the possible movements available, as seen in Figure 3. Three scenarios were analyzed for each of the intersections:

- Existing Year (2019)
- Background Year (2024)
- Future Total (2024)

A buildout year of 2024 was assumed for the proposed development. To develop background traffic volumes, existing traffic volumes were grown over a 5-year period using a compounding yearly growth rate to determine volumes expected in 2024. The yearly growth rate was determined based on population growth and includes potential other future development. Projects in the area currently in progress account for committed development and are included in the analysis for Background (2024) traffic. The two major projects in the area that were included in this background growth determination are:

- Dania Pointe (remaining unbuilt portion of development)
- 150 South Bryan Road

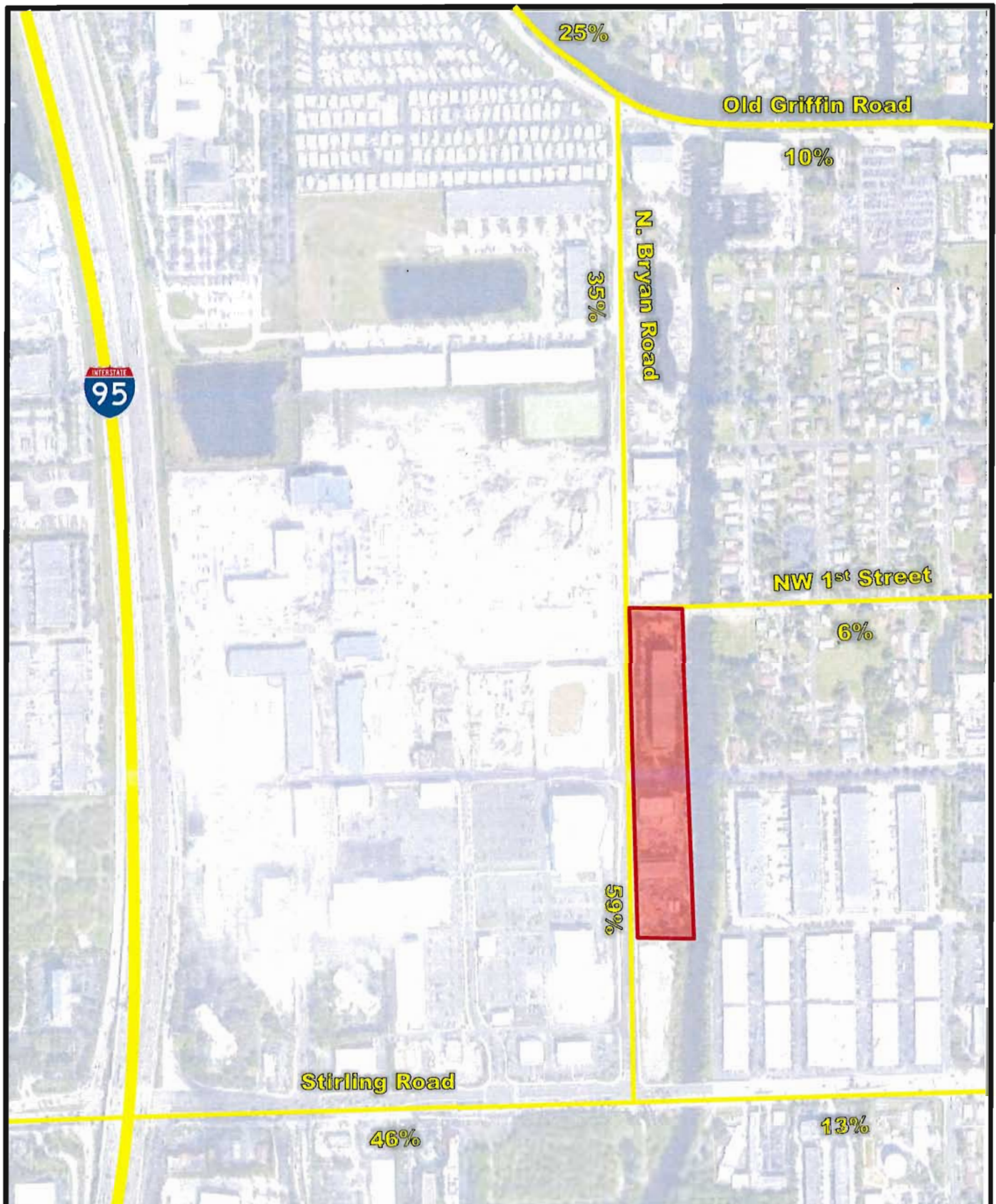
Information contained in the Traffic Impact Analyses for each project was utilized to determine future traffic being added to the surrounding roadway network, and credit was taken for the portion of Dania Pointe that is currently in operation. Relevant excerpts from these studies are included in Appendix B. Traffic generated by the remaining proposed/approved development (not yet in operation) was assumed to be on the roadway at the time of project buildout (2024). Future project totals were calculated by adding the net change in site traffic due to the redevelopment project to Background Total traffic to get Future Total (2024) volumes. The three roadway scenario volumes were then analyzed using Synchro 10 to determine intersection Level of Service (LOS) at the two signalized intersections:

- Old Griffin Road & Bryan Road
- Stirling Road & Bryan Road

as well as the unsignalized intersection:

- NW 1st Street & Bryan Road

For the intersection LOS analyses, the intersections are assigned a grade between “A” and “F”. A grade of “D” or better is considered acceptable by the City of Dania Beach. Volume development worksheets are included in Appendix D.



LEGEND



SITE



TRAFFICWAYS EVALUATED

FIGURE 2
 PROJECT TRAFFIC ROADWAY DISTRIBUTION
 DANIA MARINA
 144706000

Kimley»Horn

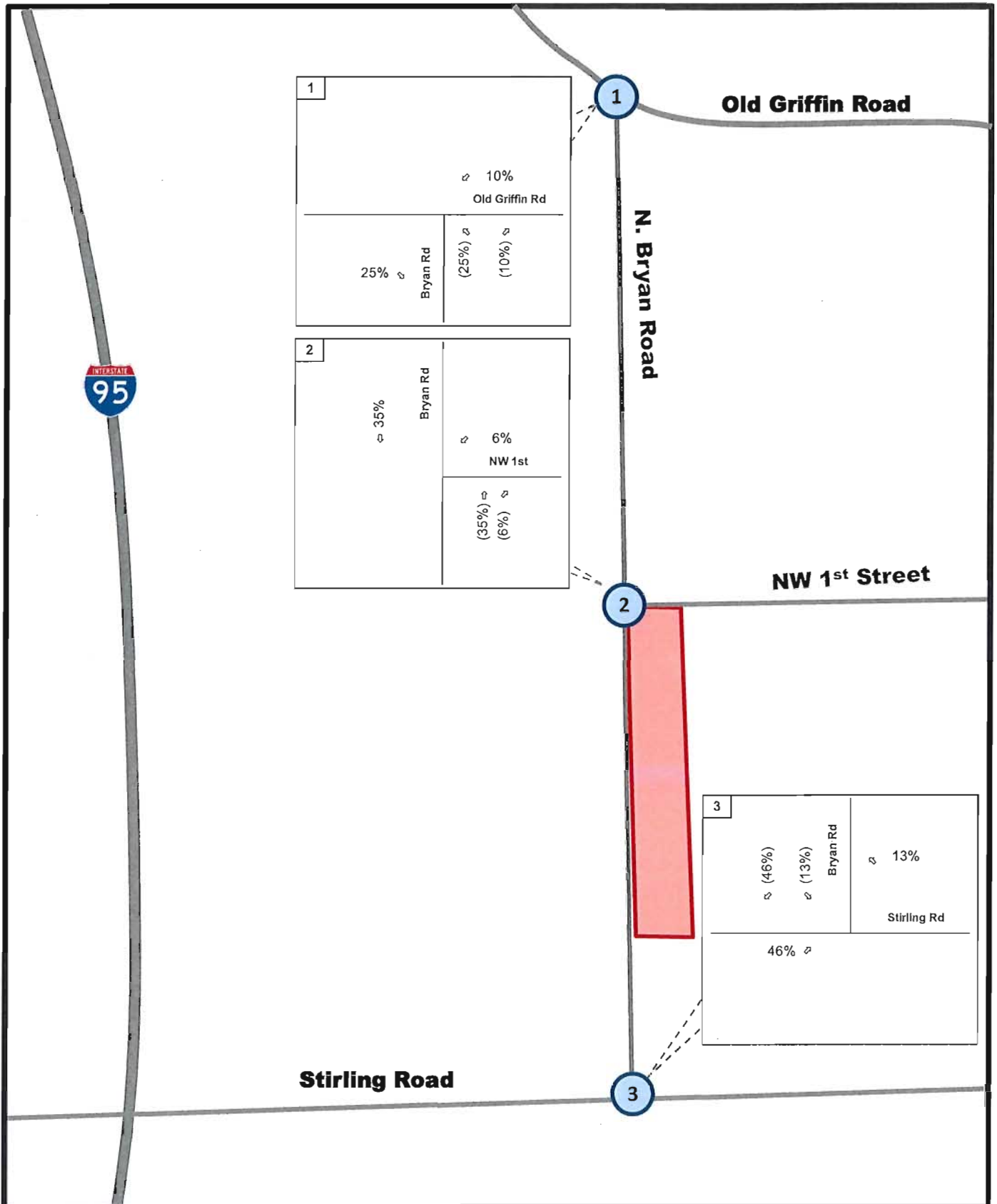


FIGURE 3
PROJECT TRAFFIC INTERSECTION DISTRIBUTION
DANIA MARINA
144706000

INTERSECTION LOS ANALYSIS

Intersection LOS analyses were conducted for the three directly impacted intersections for existing, background, and future total conditions. The analyses were conducted using Synchro 10 software. Reports summarizing the calculations undertaken for each of the intersections and scenarios are included in *Appendix E*. The LOS and delay for existing, background, and future conditions are summarized below in Table 2, Table 3, and Table 4, respectively. The existing, background total, and future total volumes for each of the approaches analyzed are summarized in Figure 4, Figure 5, Figure 6, respectively. Each figure illustrates the approach volume for AM peak hour and PM peak hour times. It is important to note that Old Griffin Road & Bryan Road is proposed to be signalized in the future; therefore, the intersection was analyzed as a signalized intersection using standard signal timing optimized by Synchro 10 for future background and future total conditions. The signal timing for the currently signalized intersection of Bryan Road & Stirling Road is included in *Appendix D*.

Table 2: Existing Intersection LOS Summary

Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Old Griffin Road (unsig.)	-	NBL	15.2/C
		NBR	9.8/A
		WBL	8.6/A
Bryan Road & NW 1st Street (unsig.)	-	WBL	13.4/B
		SBL	7.8/A
Bryan Road & Stirling Road (sig.)	10.7/B	EB	3.6/A
		WB	6.6/A
		SB	69.9/E
PM Peak Hour			
Bryan Road & Old Griffin Road (unsig.)	-	NBL	25.7/D
		NBR	10.6/B
		WBL	9.5/A
Bryan Road & NW 1st Street (unsig.)	-	WBL	16.5/C
		SBL	7.9/A
Bryan Road & Stirling Road (sig.)	18.8/B	EB	6.5/A
		WB	12.3/B
		SB	77.4/E

*Note for Tables 2, 3, and 4, "Overall LOS/Delay" at unsignalized, two-way stop-controlled intersections

The analysis includes optimized timing during future total conditions at signalized intersections. As shown, all three intersections are projected to meet LOS standards during the AM peak hour with project traffic. During the PM peak hour, the westbound movement at Bryan Road & NW 1st Street is anticipated to operate at LOS F. This is not uncommon during peak periods at two-way stop-controlled intersections. It should be noted that the v/c ratio for the westbound movements is still projected to be below 1.0, meaning that these movements are not over capacity.

Table 3: Background Intersection LOS Summary

Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	12.6 / B	EB	6.2/A
		WB	13.8/B
		NB	31.3/C
Bryan Road & NW 1st Street (unsig.)	-	WBL	18.1/C
		SBL	8.1/A
Bryan Road & Stirling Road (sig.)	19.7 /B	EB	7.3/A
		WB	12.9/B
		SB	80.8/F
PM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	21.5/C	EB	15.5/B
		WB	20.5/C
		NB	34.3/C
Bryan Road & NW 1st Street (unsig.)	-	WBL	26.3/D
		SBL	8.8/A
Bryan Road & Stirling Road (sig.)	99.3 / F	EB	12.2/B
		WB	15.9/B
		SB	407.6/F

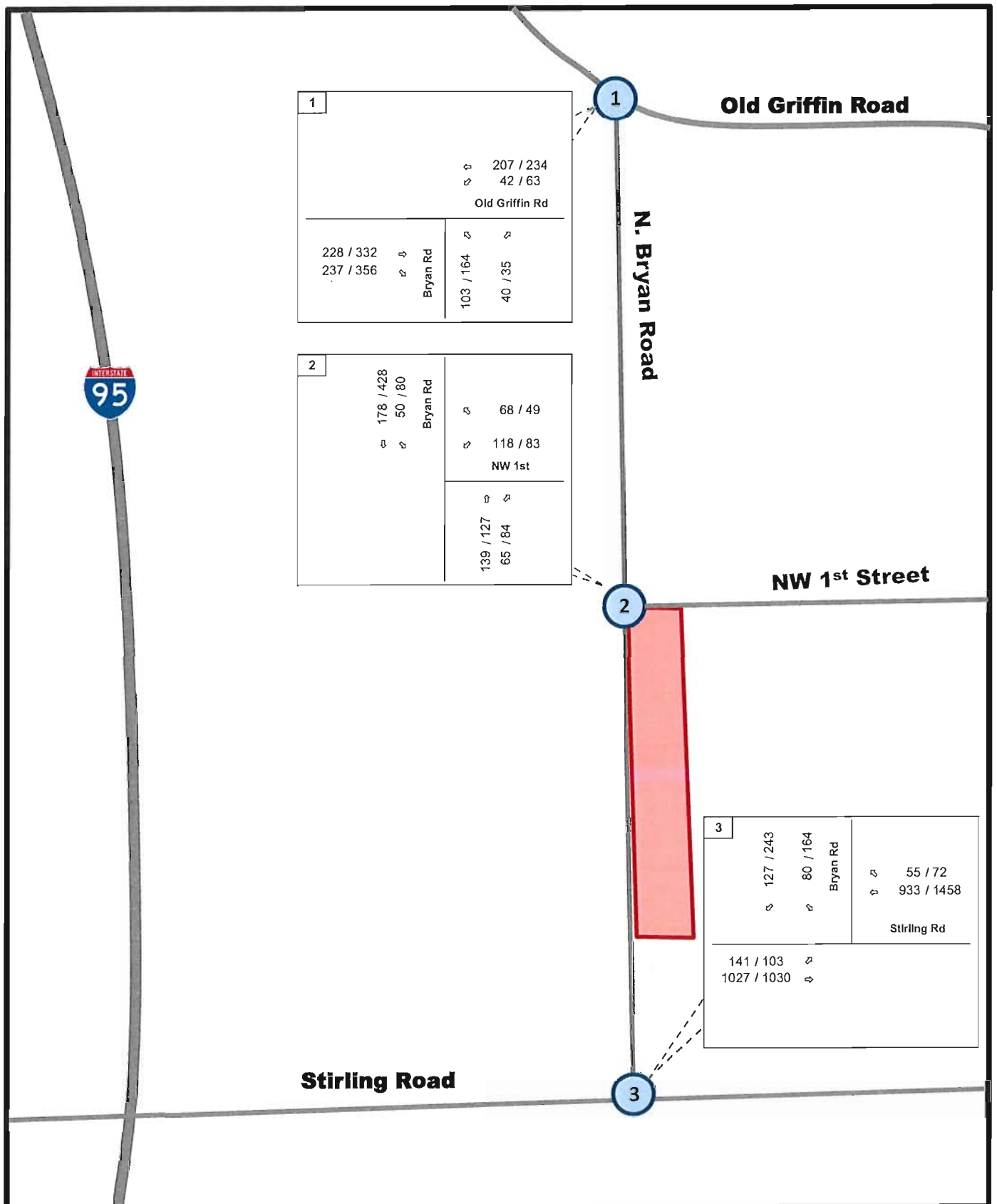
Table 4: Future Total Intersection LOS Summary

Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	14.2 / B	EB	10.3/B
		WB	14.6/B
		NB	24.3/C
Bryan Road & NW 1st Street (unsig.)	-	WBL	22.1/C
		SBL	8.4/A
Bryan Road & Stirling Road (sig.)	34.2 / C	EB	7.8/A
		WB	13.5/B
		SB	148.9/F
North Driveway & Bryan Road (unsig.)	-	WBL	18.0/C
		SBL	8.4/A
South Driveway & Bryan Road (unsig.)	-	WBL	32.3/D
		SBL	8.4/A
PM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	25.3 / C	EB	18.1/B
		WB	25.9/C
		NB	39.6/D
Bryan Road & NW 1st Street (unsig.)	-	WBL	38.2/E
		SBL	9.0/A
Bryan Road & Stirling Road (sig.)	102.3 / F	EB	23.7/C
		WB	19.1/B
		SB	385.2/F
North Driveway & Bryan Road (unsig.)	-	WBL	27.5/D
		SBL	9.4/A
South Driveway & Bryan Road (unsig.)	-	WBL	67.2/F
		SBL	9.8/A

The intersection of Bryan Road & Stirling Road operates at a LOS F in both the background and future conditions. Since the intersection is expected to fail during the background conditions, the operational failures of the intersection are not caused by project traffic specifically. However, to mitigate the operational failures of the intersection the signal timing has been optimized using Synchro 10. The Future Total condition with signal timing optimization brings the intersection LOS from an F to a D in the PM peak hour.

Table 5: Future Total with improvements Intersection LOS Summary

Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Stirling Road (sig.)	24.6 / C	EB	15.0/B
		WB	25.3/C
		SB	49.5/D
PM Peak Hour			
Bryan Road & Stirling Road (sig.)	53.3 / D	EB	35.4/D
		WB	59.9/E
		SB	71.2/E



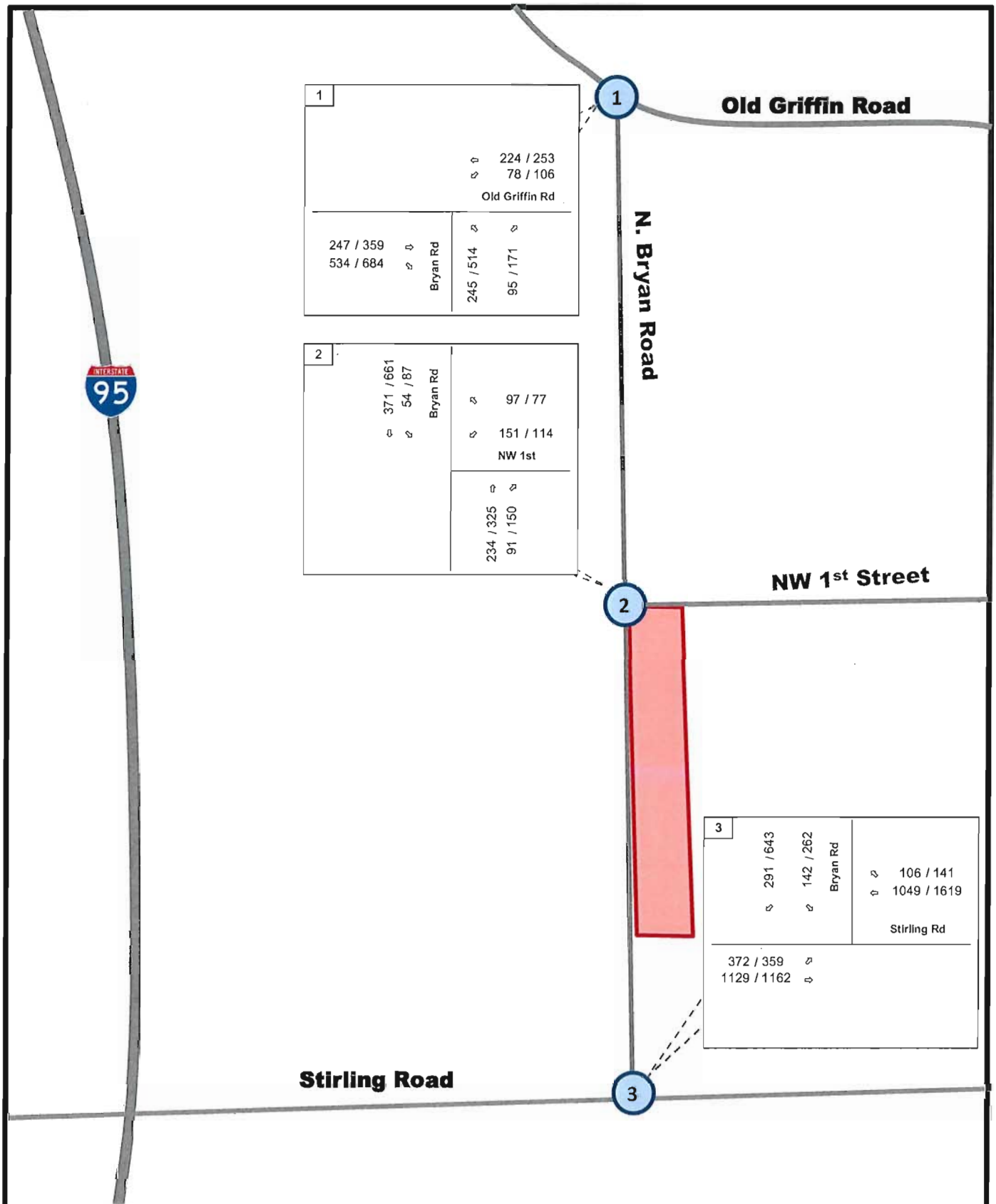
LEGEND



SITE
TRAFFICWAYS EVALUATED
AM TRAFFIC / PM TRAFFIC

FIGURE 4
EXISTING YEAR INTERSECTION VOLUMES
DANIA MARINA
144706000

Kimley»Horn



LEGEND



SITE
TRAFFICWAYS EVALUATED
AM TRAFFIC / PM TRAFFIC

FIGURE 5
BACKGROUND YEAR INTERSECTION VOLUMES
DANIA MARINA
144706000

Kimley»Horn



95th Percentile Queueing Analysis

The queue lengths for the three major intersections were analyzed using *Synchro 10* software to determine the 95th Percentile Queue that would be expected for each of the turning movements where vehicle storage is available.

EXISTING YEAR (2019)

Existing year traffic volumes were used, and it was determined that none of the queue lengths at the intersections are expected to be longer than the available storage length. The results are summarized in Table 6 below.

Table 6: Existing Year (2019) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM queue	PM queue
Existing				
Bryan Road & Old Griffin Road (unsig.)	NBR	150	25	25
	WBL	75	25	25
Bryan Road & NW 1st Street (unsig.)	WB	DNE	35	33
	SBL	TWLT	25	25
Bryan Road & Stirling Road (sig.)	EBL	240	17	26
	SBL	250	76	119
	SBR	480	71	297

As seen in the table above, none of the vehicle storage is exceeded during the existing 2019 scenario.

BACKGROUND YEAR (2024)

Background year traffic volumes were used to determine the queue lengths that would be expected in the year 2024 scenario without project traffic. The results are summarized in Table 7 below.

Table 7: Background Year (2024) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM queue	PM queue
Background				
Bryan Road & Old Griffin Road (sig.)	EBR	125	27	145
	WBL	75	79	121
	NBR	150	33	43
Bryan Road & NW 1st Street (unsig.)	WB	DNE	70	83
	SBL	TWLT	25	25
Bryan Road & Stirling Road (sig.)	EBL	240	86	250
	SBL	250	104	188
	SBR	480	281	1211

As seen in the above table the following turn lanes are expected to experience queuing which is longer than the available turn lane storage at the following movements:

- Bryan Road & Old Griffin Road EBR during the PM peak hour
- Bryan Road & Old Griffin Road WBL during the AM and PM peak hours
- Bryan Road & Stirling Road EBL during the PM peak hour
- Bryan Road & Stirling Road SBR during the PM peak hour

FUTURE YEAR (2024)

Future year traffic volumes were used to determine the queue lengths that would be expected in the year 2024 scenario with project traffic. The results are summarized in Table 8 below.

Table 8: Future Year (2024) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM queue	PM queue
Future				
Bryan Road & Old Griffin Road (sig.)	EBR	125	62	223
	WBL	75	87	164
	NBR	150	34	49
Bryan Road & NW 1st Street (unsig.)	WB	DNE	90	123
	SBL	TWLT	25	25
Bryan Road & Stirling Road (sig.)	EBL	240	129	418
	SBL	250	114	202
	SBR	480	384	1379
North Driveway & Bryan Road (unsig.)	WB	DNE	40	53
	SBL	TWLT	25	25
South Driveway & Bryan Road (unsig.)	WB	DNE	123	163
	SBL	TWLT	25	25

As seen in the above table the following turn lanes are expected to experience queuing which is longer than the available turn lane storage at the following movements:

- Bryan Road & Old Griffin Road EBR during the PM peak hour
- Bryan Road & Old Griffin Road WBL during the AM and PM peak hours
- Bryan Road & Stirling Road EBL during the PM peak hour
- Bryan Road & Stirling Road SBR during the PM peak hour

It should be noted that project traffic does not contribute to any additional storage deficiencies that are not already present during the background year scenario. However, project traffic from this site does exacerbate deficiencies at the intersections listed above.

FUTURE YEAR OPTIMIZED (2024)

Future year traffic volumes were used along with optimized signal timing at the intersection of Bryan Road & Stirling road to alleviate some of the storage deficiencies at the intersection. The results are summarized in Table 9 below.

Table 9: Future Year Optimized (2024) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM	PM
Future - Improvement				
Bryan Road & Stirling Road (sig.)	EBL	240	165	356
	SBL	250	106	160
	SBR	480	372	1038

ROADWAY CAPACITY ANALYSIS

A roadway capacity analysis has been conducted on Bryan Road to review if the roadway cross-section will be adequate to accommodate total future traffic conditions. The baseline for a two-lane roadway LOS D is 1,250 total vehicles per hour. Bryan Road south of NW 2nd Street has a two-way left turn lane median and exclusive right turn lanes; a 10% adjustment factor was added to this baseline service volume. Therefore, the two-lane road service volume for Bryan Road south of NW 1st Street will be compared to is 1,375 vehicles per hour during peak hour traffic flow.

BRYAN ROAD - NORTH OF NW 1ST STREET

The total traffic two-way traffic volume for this roadway segment was determined from the sum of the northbound left-turn, northbound right-turn, eastbound right-turn, and westbound left-turn movements at the intersection of Old Griffin Road & Bryan Road. For the AM peak hour, the future traffic total on Bryan Road to the north of the project site was determined to be 1,080 two-way AM peak hour vehicles. The PM peak hour future total two-way traffic volume to the north of the project site along Bryan Road was found to be 1,619 vehicles. Therefore, it was determined that Bryan Road north of the project site (which experiences one of the highest volume of traffic along Bryan Road) is expected to operate at 79% of the LOS D capacity for a two-lane road during the AM peak hour and 118% of the LOS D capacity during the PM peak hour.

BRYAN ROAD - SOUTH OF NW 1ST STREET

The total two-way traffic volume for this roadway segment was determined from the sum of the northbound through, northbound right-turn, southbound through, and westbound left-turn movements at the intersection of NW 1st Street & Bryan Road. For the AM peak hour, the future traffic total on Bryan Road in front of the project site was determined to be 998 two-way AM peak hour vehicles. The PM peak hour future total two-way traffic volume in front of the project site along Bryan Road was found to be 1,418 vehicles. Therefore, it was determined that Bryan Road in front of the project site (which experiences the highest volume of traffic along Bryan Road) is expected to operate at 73% of the LOS D capacity for a two-lane road with a shared two-way left-turn lane and exclusive right turn lanes during the AM peak hour and 103% of the LOS D capacity during the PM peak hour. The same analysis was conducted on Bryan Road for the existing (2019) and background (2024) conditions. These volumes are illustrated in Figure 7, and Figure 8 respectively. Figure 9 illustrates the future (2024) traffic volumes expected on the roadway. It was determined that the portion of Bryan Road directly south of Old Griffin Road is above the adopted LOS "D" capacity in the PM peak hour during the background (2024) and future (2024) conditions.

Old Griffin Rd

NW 2nd Street

NW 1st Street

Arrow Place

Stirling Rd

422 (618)

435 (684)

500 (722)

403 (582)

①

②

③

④

Class II 2-lane undivided capacity:

LOS "D" two-way capacity:
1,250 vph

Class II 3-lane undivided capacity:

1,250 vph
Two-way left turn lane:
10% adjustment
LOS "D" two-way capacity:
1,375 vph

Class II 5-lane divided LOS "D"
two-way capacity:
3,250 vph

LEGEND

XX (XX) AM (PM) Peak Hour Traffic Volume

FIGURE 7
EXISTING BRYAN ROAD 2-WAY VOLUMES
DANIA MARINA
144706000



3 Lane Undivided
Cross-Section



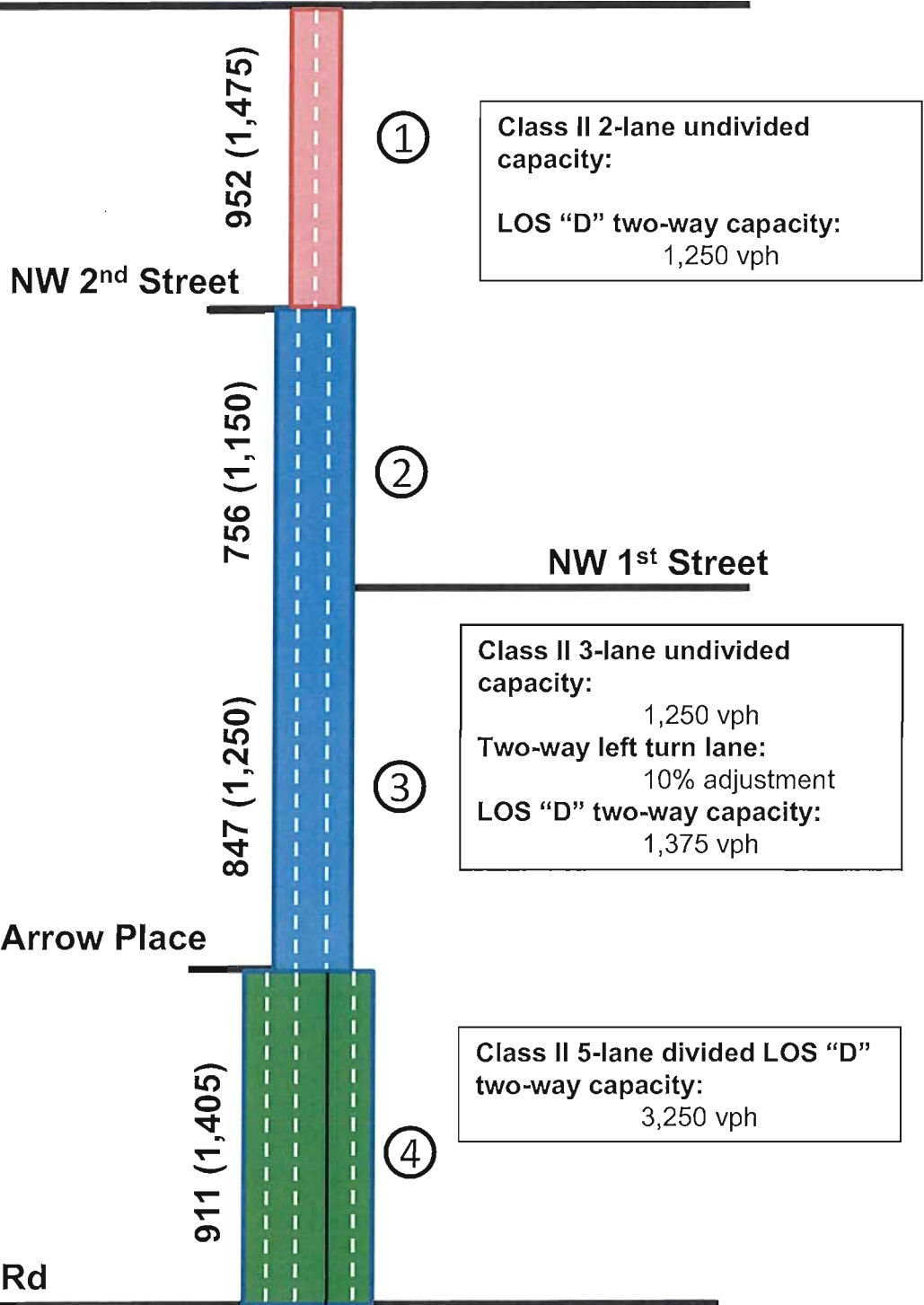
2 Lane Undivided
Cross-Section



5 Lane Divided
Cross-Section

Kimley»Horn

Old Griffin Rd



LEGEND
XX (XX) AM (PM) Peak Hour Traffic Volume



3 Lane Undivided Cross-Section



2 Lane Undivided Cross-Section

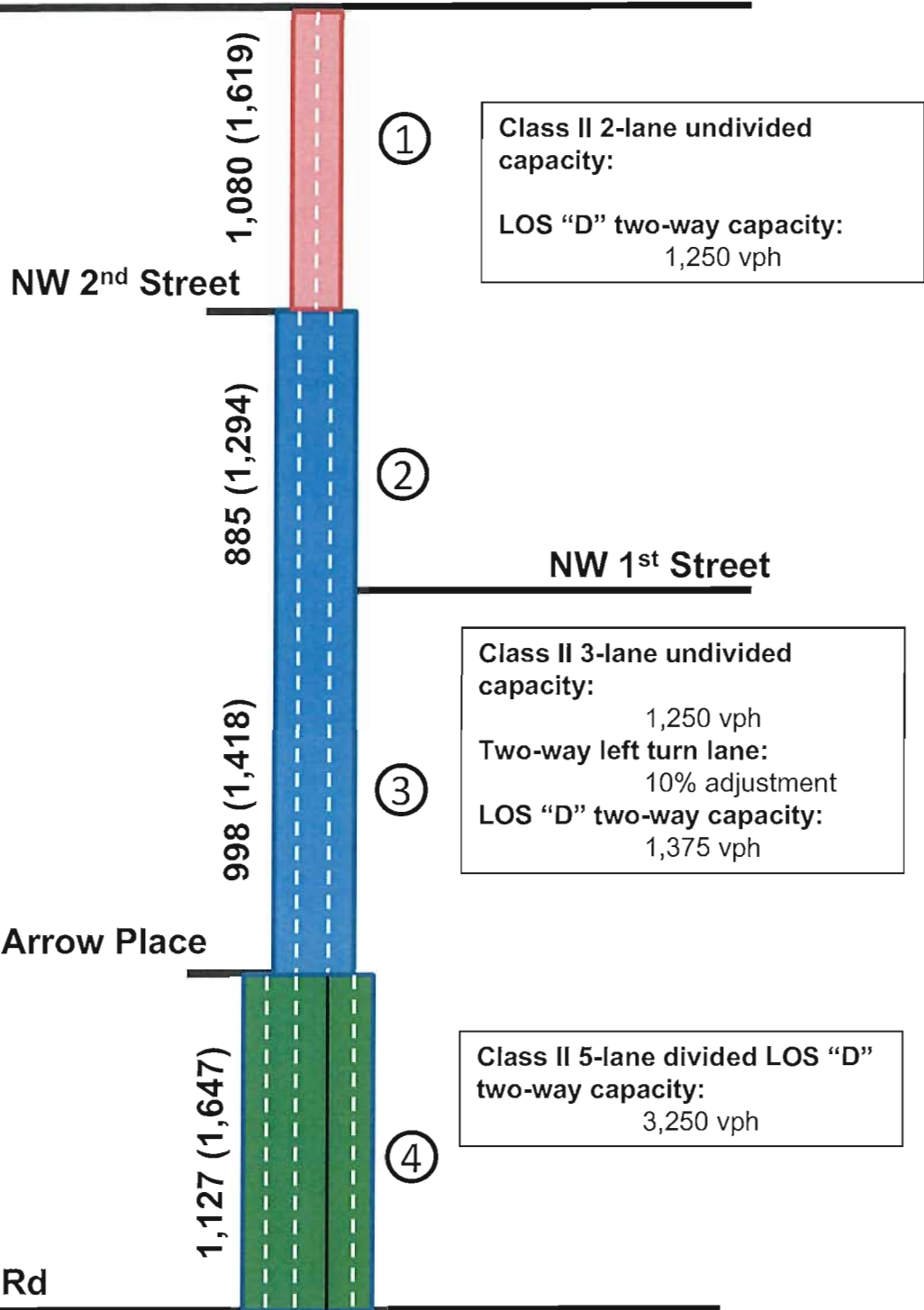


5 Lane Divided Cross-Section

FIGURE 8
BACKGROUND BRYAN ROAD 2-WAY VOLUMES
DANIA MARINA
144706000

Kimley»Horn

Old Griffin Rd



LEGEND

XX (XX) AM (PM) Peak Hour Traffic Volume

FIGURE 9
FUTURE TOTAL BRYAN ROAD 2-WAY VOLUMES
DANIA MARINA
144706000



3 Lane Undivided
Cross-Section



2 Lane Undivided
Cross-Section



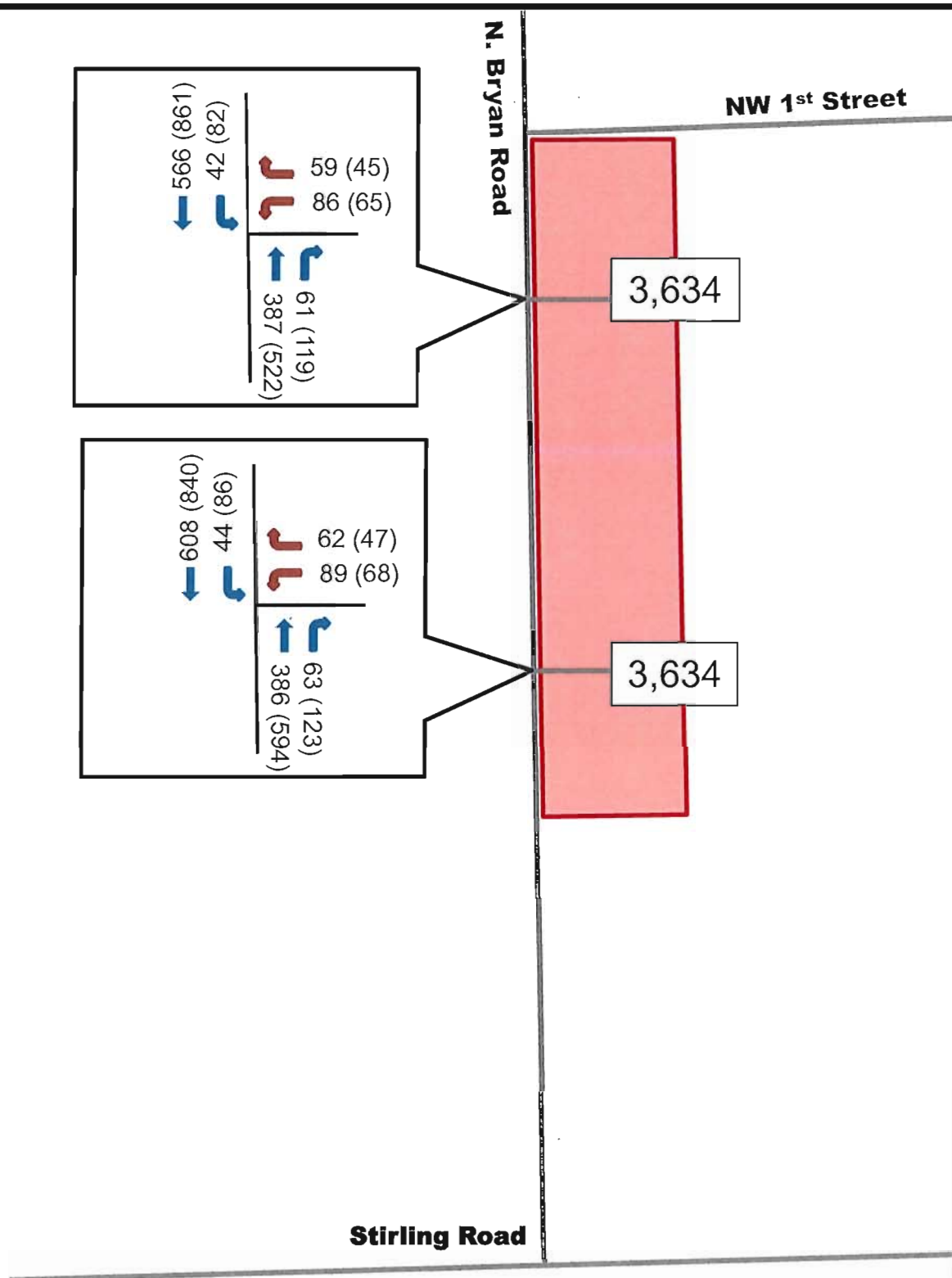
5 Lane Divided
Cross-Section

Kimley»Horn

SITE ACCESS

The site is proposed to have two full-access driveways on Bryan Road. Figure 10 illustrates the anticipated volumes at the two driveways. During the review process, the applicant will coordinate with the City of Dania Beach and Broward County regarding the laneage and configuration of these driveway connections. The site plan includes a northbound right-turn deceleration lane at each driveway.

Synchro 10 software was used to analyze each of the proposed driveways. Analysis of these driveways was conducted using volumes extrapolated from the turning movement counts conducted at the intersection of Bryan Road & NW 1st Street with expected project driveway volumes as illustrated in Table 1. Since both Dania Marina sites will consist of the same square footage breakdown, it was expected that each driveway would experience very similar traffic volumes. The north driveway is expected to operate at LOS C in the AM peak hour and LOS D in the PM peak hour. The south driveway is expected to operate at LOS D in the AM peak hour and LOS F in the PM peak hour. Synchro analyses for each driveway can be found in *Appendix E*.



LEGEND

XX (XX) AM Trips (PM Trips)

XX Daily Driveway Volume

FIGURE 10
SITE DRIVEWAY VOLUMES
DANIA MARINA
144706000

CONCLUSION

The traffic impact analysis that was undertaken evaluated the impacts of traffic generated by the proposed redevelopment of the Dania Marina site on the surrounding roadway network. This evaluation considered total future roadway volume conditions with traffic generated by the subject site, plus traffic generated by the remaining unbuilt portion of Dania Pointe and by the proposed redevelopment of the 150 South Bryan Road site. The evaluation indicated that the two major signalized intersections along Bryan Road are anticipated to meet level of service standards with signalization of Old Griffin Road & Bryan Road and signal timing optimization of Stirling Road & Bryan Road. The roadway segment evaluation of Bryan Road analyzed the two-lane section of Bryan Road north of NW 1st Avenue and the enhanced three-lane section of Bryan Road with right turn lanes south of the site. The evaluation demonstrated that Bryan Road is anticipated to meet the level of service standards except for the north segment (south of Old Griffin Road) during the PM peak hour. Currently, the additional right-of-way that would need to be acquired in order to widen this segment is a part of privately-owned property along the corridor. Therefore, it is currently not possible to widen this segment. However, as part of the site plan application, the Applicant proposes to dedicate right of way along the site frontage on Bryan Road, which will accommodate any future widening of this segment of Bryan Road that may be needed.

Furthermore, it is anticipated that the Applicant will construct right-turn deceleration lanes at the two proposed site driveways. Exact parameters related to these lanes will be determined during the platting process.

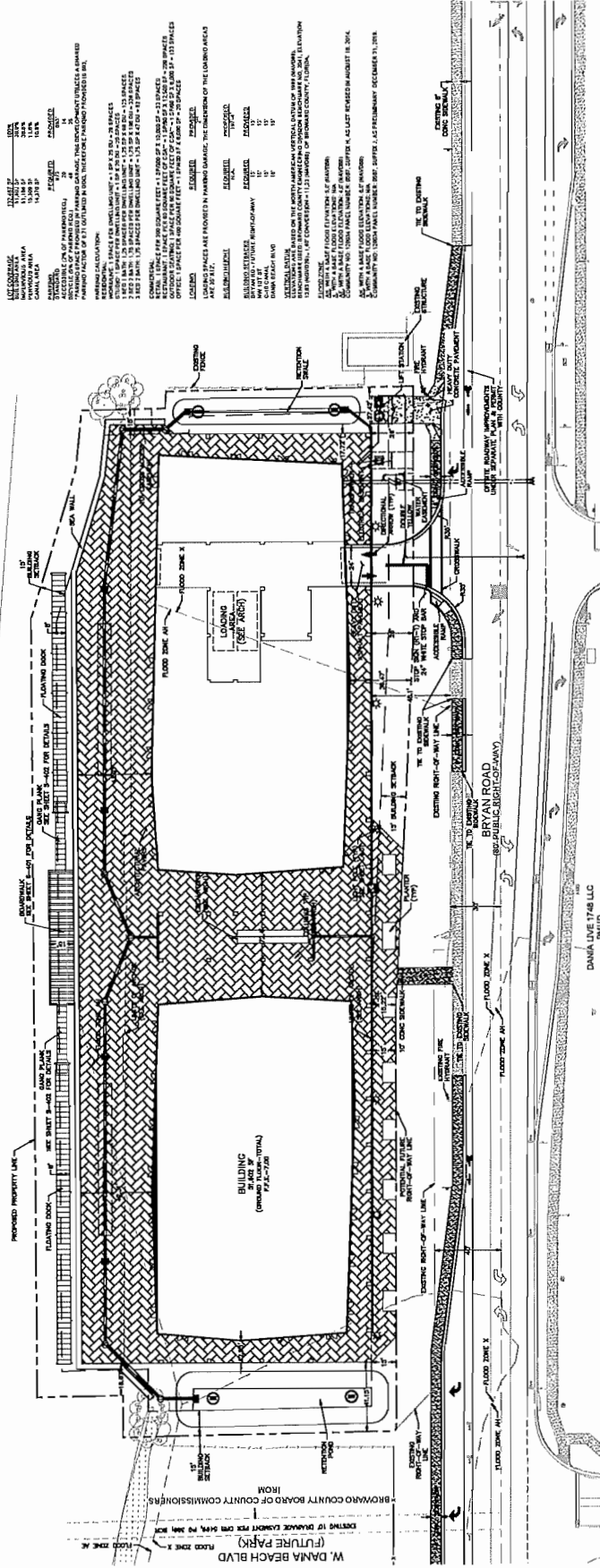
K:\WPB_TPTO\1477\147706000 - Dania Marina\TIA\2020-6-26 Dania Marina TIA.docx

APPENDIX A: SITE PLAN

SITE PLAN

KIMLEY-HORN & ASSOCIATES, INC.
445 24TH STREET, SUITE 300, WEST BEACH, FL 33586
PHONE: 772-784-1100
WWW.KIMLEY-HORN.COM CA 00000615

No.	REVISIONS	DATE	BY

[illegible]

90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.

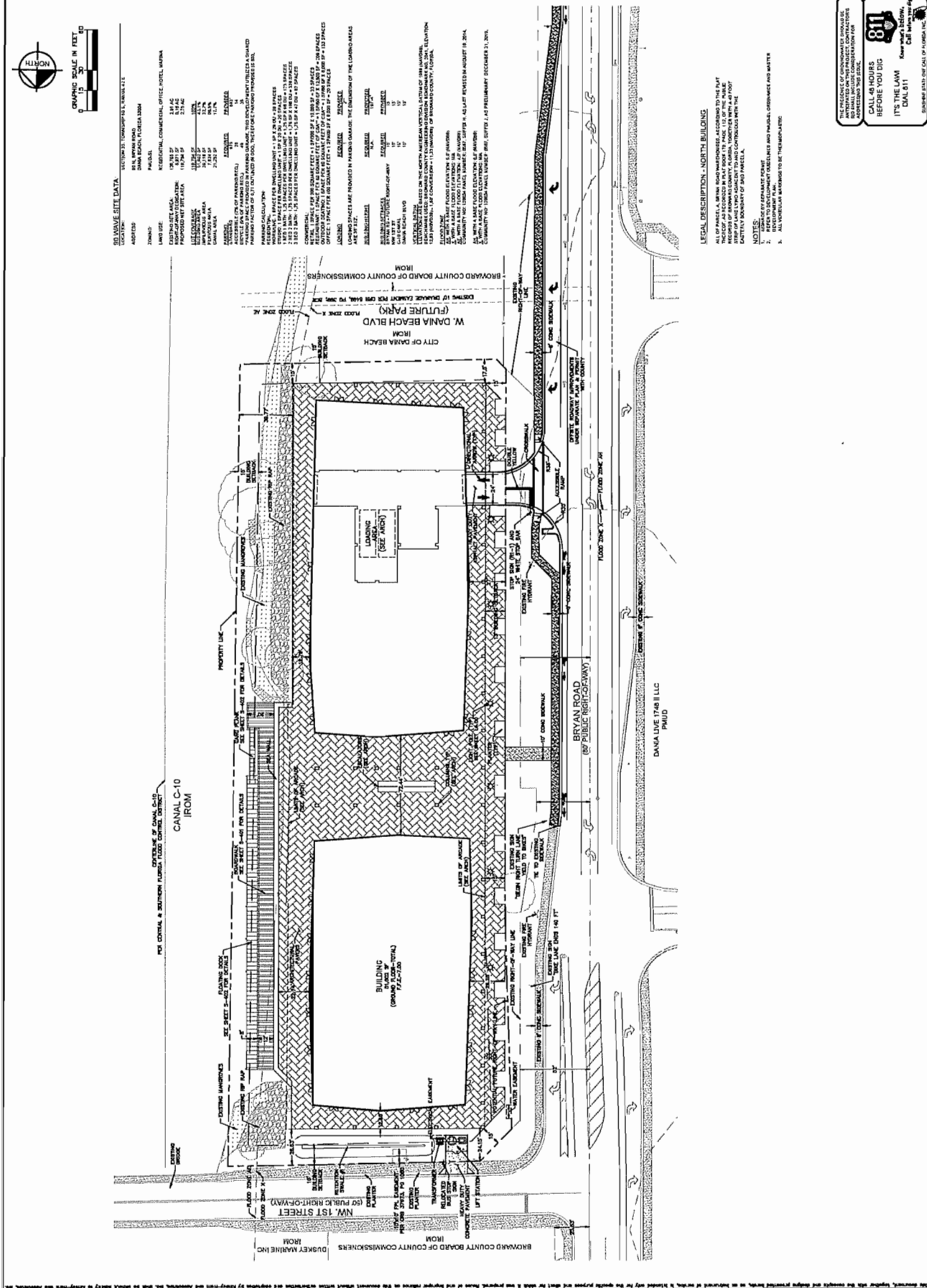
SITE PLAN

147706000	DATE
DATE	SCALE AS SHOWN
	ORIGIN BY
	DRAWN BY
	ORDERED BY
	DATE

KHA PROJECT
 147706000
 DATE
 SCALE AS SHOWN
 ORIGIN BY
 DRAWN BY
 ORDERED BY
 DATE

LIAISON PROFESSIONAL
 JACOB B. LAWSON, P.E.
 11/04/2008 11:41 AM
 83357
 DATE

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.
445 N 21ST STREET, SUITE 100, VERO BEACH, FL 33460
PHONE: 772-774-1100
WWW.KIMLEY-HORN.COM CA 00000888

[illegible][illegible]

WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS						NET NEW EXTERNAL TRIPS			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	ITE Rate/Forumla	R2	In	Out	Total
G R O U P 1	1	General Commercial	10	820	638,287	ksf	269		191	78	269
	2	General Office Building	10	710	506	ksf	442		402	40	442
	3	Mid-Rise Apartment	10	221	600	DU	192		48	144	192
	4	High-Rise Apartment	10	222	400	DU	121		28	93	121
	5	Hotel	10	310	350	Room	138		84	54	138
	6	Drive-In Bank	10	912	7	ksf	35		23	12	35
	7										
	8										
	9										
	10										
	11										
	12										
	13										
	14										
	15										
		ITE Land Use Code		Rate or Equation					776	421	1,197
		820		Y=0.5*(X)+151.78							
		710		Y=0.94*(X)+26.49							
		221		LN(Y) = 0.98*LN(X)+-0.98							
		222		Y=0.28*(X)+12.86							
		310		Y=0.5*(X)+-5.34							
		912		Y=9.5(X)							

WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS						NET NEW EXTERNAL TRIPS			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	ITE Rate/Formula	R2	In	Out	Total
G R O U P 2	1	General Commercial	10	820	638,287	ksf	1126		520	606	1,126
	2	General Office Building	10	710	506	ksf	407		23	384	407
	3	Mid-Rise Apartment	10	221	600	DU	123		89	34	123
	4	High-Rise Apartment	10	222	400	DU	73		52	21	73
	5	Hotel	10	310	350	Room	190		97	93	190
	6	Drive-In Bank	10	912	7	ksf	64		32	32	64
	7										
	8										
	9										
	10										
	11										
	12										
	13										
	14										
	15										
		ITE Land Use Code		Rate or Equation					813	1,179	1,983
		820		LN(Y) = 0.74*LN(X)+2.89							
		710		LN(Y) = 0.95*LN(X)+0.36							
		221		LN(Y) = 0.96*LN(X)+-0.63							
		222		Y=0.34*(X)+8.56							
		310		Y=0.75*(X)+-26.02							
		912		Y=20.45(X)							

Number North
 1 Bryan Rd
 2 Bryan Rd
 3 Bryan Rd

East
 Old Griffin Rd
 Old Griffin Rd
 Slating Rd

West
 Old Griffin Rd
 Slating Rd

Turning Movement Count

80 Minute Counts

DATE TIME

INTD

1

2

3

NBL NBT NBR SBL SBT SBR EBL EBT EBR WBL WBT WBR
 1 206 175 123 64 179 280 247 47 289 24 24
 2 103 103 103 103 103 103 103 103 103 103 103
 3 103 103 103 103 103 103 103 103 103 103 103

PM NET VIEW									
EXTERNAL TRIPS									
1	0	0	0	0	0	0	0	0	0
2	0.35	0.38	0	0.11	0.04	0	0.04	0	0
3	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0
25	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0
27	0	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0	0
29	0	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0	0
31	0	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0	0
33	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0
35	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0
37	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0
39	0	0	0	0	0	0	0	0	0
40	0	0	0	0	0	0	0	0	0
41	0	0	0	0	0	0	0	0	0
42	0	0	0	0	0	0	0	0	0
43	0	0	0	0	0	0	0	0	0
44	0	0	0	0	0	0	0	0	0
45	0	0	0	0	0	0	0	0	0
46	0	0	0	0	0	0	0	0	0
47	0	0	0	0	0	0	0	0	0
48	0	0	0	0	0	0	0	0	0
49	0	0	0	0	0	0	0	0	0
50	0	0	0	0	0	0	0	0	0
51	0	0	0	0	0	0	0	0	0
52	0	0	0	0	0	0	0	0	0
53	0	0	0	0	0	0	0	0	0
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55	0	0	0	0	0	0	0	0	0
56	0	0	0	0	0	0	0	0	0
57	0	0	0	0	0	0	0	0	0
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63	0	0	0	0	0	0	0	0	0
64	0	0	0	0	0	0	0	0	0
65	0	0	0	0	0	0	0	0	0
66	0	0	0	0	0	0	0	0	0
67	0	0	0	0	0	0	0	0	0
68	0	0	0	0	0	0	0	0	0
69	0	0	0	0	0	0	0	0	0
70	0	0	0	0	0	0	0	0	0
71	0	0	0	0	0	0	0	0	0
72	0	0	0	0	0	0	0	0	0
73	0	0	0	0	0	0	0	0	0
74	0	0	0	0	0	0	0	0	0
75	0	0	0	0	0	0	0	0	0
76	0	0	0	0	0	0	0	0	0
77	0	0	0	0	0	0	0	0	0
78	0	0	0	0	0	0	0	0	0
79	0	0	0	0	0	0	0	0	0
80	0	0	0	0	0	0	0	0	0
81	0	0	0	0	0	0	0	0	0
82	0	0	0	0	0	0	0	0	0
83	0	0	0	0	0	0	0	0	0
84	0	0	0	0	0	0	0	0	0
85	0	0	0	0	0	0	0	0	0
86	0	0	0	0	0	0	0	0	0
87	0	0	0	0	0	0	0	0	0
88	0	0	0	0	0	0	0	0	0
89	0	0	0	0	0	0	0	0	0
90	0	0	0	0	0	0	0	0	0
91	0	0	0	0	0	0	0	0	0
92	0	0	0	0	0	0	0	0	0
93	0	0	0	0	0	0	0	0	0
94	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0
96	0	0	0	0	0	0	0	0	0
97	0	0	0	0	0	0	0	0	0
98	0	0	0	0	0	0	0	0	0
99	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0

PM NET VIEW				
EXTERNAL TRIPS				
	In	Out	Total	
	520	608	1,128	
	71	364	435	
	89	34	123	
	53	21	73	
	07	53	160	
	32	32	64	

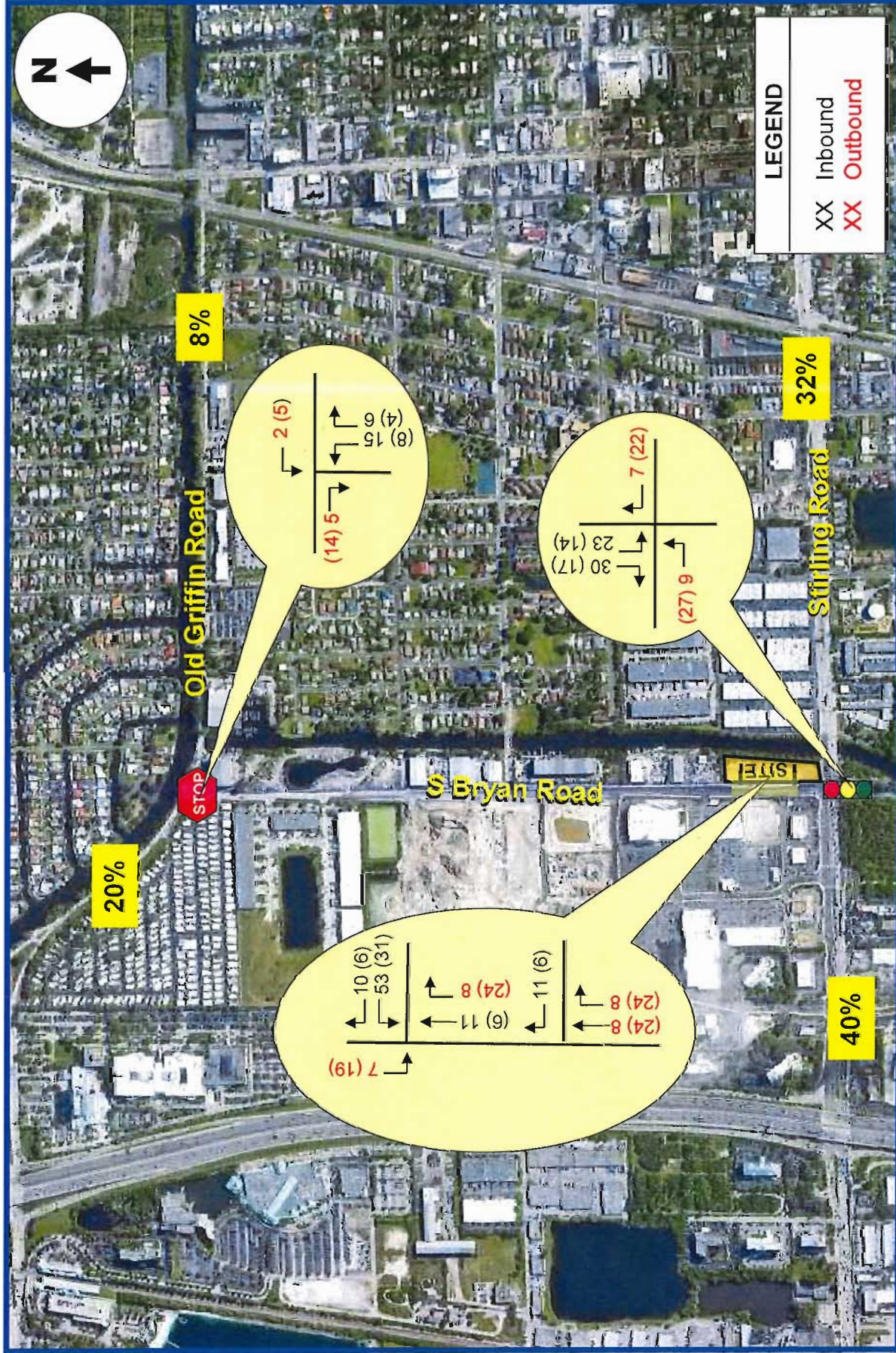


FIGURE 4
 150 S. Bryan Road
 Dania Beach, Florida

NEW PROJECT TRAFFIC ASSIGNMENT
AM & (PM) New Peak Hour Trips

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Danla Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

Total

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	15	0	29	0	30	174	0	0	0	154	9	0	411
7:15 AM	0	0	0	0	10	0	25	0	23	206	0	3	0	181	8	0	456
7:30 AM	0	0	0	0	17	1	34	0	29	171	0	0	0	201	12	0	465
7:45 AM	0	0	0	0	25	0	34	1	29	234	0	0	0	209	16	0	548
8:00 AM	0	0	0	0	19	0	45	1	32	217	0	3	0	175	16	0	508
8:15 AM	0	0	0	0	10	0	23	0	36	251	0	0	0	201	10	0	531
8:30 AM	0	0	0	0	21	0	29	0	32	240	0	1	0	258	13	0	594
8:45 AM	0	0	0	0	24	0	21	0	31	243	0	1	0	230	12	0	562
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	141	1	240	2	242	1736	0	8	0	1609	96	0	4075
PEAK HR :	08:00 AM - 09:00 AM				36.72%	0.26%	62.50%	0.52%	12.19%	87.41%	0.00%	0.40%	0.00%	94.37%	5.63%	0.00%	
PEAK HR VOL :	0	0	0	0	74	0	118	1	131	951	0	5	0	864	51	0	TOTAL
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.771	0.000	0.656	0.250	0.910	0.947	0.000	0.417	0.000	0.837	0.797	0.000	2195
					0.742				0.947				0.844				0.924
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	40	0	26	0	24	225	0	0	0	159	15	0	489
4:15 PM	0	0	0	0	39	0	67	0	23	235	0	0	0	391	19	0	774
4:30 PM	0	0	0	0	40	0	55	1	17	208	0	1	0	311	12	0	645
4:45 PM	0	0	0	0	36	0	43	0	19	248	0	0	0	295	17	0	658
5:00 PM	0	0	0	0	37	0	60	0	36	263	0	0	0	353	19	0	768
5:15 PM	0	0	0	0	42	0	48	2	21	216	0	1	0	301	21	0	652
5:30 PM	0	0	0	0	36	0	51	2	31	239	0	2	0	291	19	0	671
5:45 PM	0	0	0	0	59	0	61	1	17	236	0	3	0	231	13	1	622
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	329	0	411	6	188	1870	0	7	0	2332	135	1	5279
PEAK HR :	04:15 PM - 05:15 PM				44.10%	0.00%	55.09%	0.80%	9.10%	90.56%	0.00%	0.34%	0.00%	94.49%	5.47%	0.04%	
PEAK HR VOL :	0	0	0	0	152	0	225	1	95	954	0	1	0	1350	67	0	TOTAL
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.950	0.000	0.840	0.250	0.660	0.907	0.000	0.250	0.000	0.863	0.682	0.000	2845
					0.892				0.878				0.864				0.919

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

Cars

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	14	0	27	0	29	170	0	0	0	148	7	0	395
7:15 AM	0	0	0	0	10	0	23	0	23	201	0	3	0	171	8	0	439
7:30 AM	0	0	0	0	17	1	34	0	29	164	0	0	0	195	11	0	451
7:45 AM	0	0	0	0	24	0	33	1	27	228	0	0	0	199	16	0	528
8:00 AM	0	0	0	0	19	0	44	1	31	208	0	3	0	165	16	0	487
8:15 AM	0	0	0	0	8	0	21	0	35	238	0	0	0	194	10	0	506
8:30 AM	0	0	0	0	18	0	25	0	30	226	0	1	0	244	12	0	556
8:45 AM	0	0	0	0	22	0	20	0	31	229	0	1	0	222	11	0	536
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	132	1	227	2	235	1664	0	8	0	1538	91	0	3898
PEAK HR :	08:00 AM - 09:00 AM				36.46%	0.28%	62.71%	0.55%	12.32%	87.26%	0.00%	0.42%	0.00%	94.41%	5.59%	0.00%	
PEAK HR VOL :	0	0	0	0	67	0	110	1	127	901	0	5	0	825	49	0	2085
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.761	0.000	0.625	0.250	0.907	0.946	0.000	0.417	0.000	0.845	0.766	0.000	0.938
							0.695			0.946				0.854			
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	40	0	24	0	23	218	0	0	0	146	15	0	466
4:15 PM	0	0	0	0	38	0	66	0	21	230	0	0	0	382	18	0	755
4:30 PM	0	0	0	0	38	0	52	1	16	205	0	1	0	300	11	0	624
4:45 PM	0	0	0	0	35	0	40	0	17	245	0	0	0	286	15	0	638
5:00 PM	0	0	0	0	36	0	58	0	35	257	0	0	0	343	18	0	747
5:15 PM	0	0	0	0	42	0	47	2	21	208	0	1	0	293	20	0	634
5:30 PM	0	0	0	0	35	0	49	2	29	237	0	2	0	289	18	0	661
5:45 PM	0	0	0	0	59	0	60	1	17	233	0	3	0	225	13	1	612
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	323	0	396	6	179	1833	0	7	0	2264	128	1	5137
PEAK HR :	04:15 PM - 05:15 PM				44.55%	0.00%	51.62%	0.83%	8.87%	90.79%	0.00%	0.35%	0.00%	94.61%	5.35%	0.04%	
PEAK HR VOL :	0	0	0	0	147	0	216	1	89	937	0	1	0	1311	62	0	2764
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.967	0.000	0.818	0.250	0.636	0.911	0.000	0.250	0.000	0.858	0.861	0.000	0.915
							0.875			0.879				0.858			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

HT

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	1	0	2	0	1	4	0	0	0	6	2	0	16
7:15 AM	0	0	0	0	0	0	2	0	0	5	0	0	0	10	0	0	17
7:30 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	6	1	0	14
7:45 AM	0	0	0	0	1	0	1	0	2	6	0	0	0	10	0	0	20
8:00 AM	0	0	0	0	0	0	1	0	1	9	0	0	0	10	0	0	21
8:15 AM	0	0	0	0	2	0	2	0	1	13	0	0	0	7	0	0	25
8:30 AM	0	0	0	0	3	0	4	0	2	14	0	0	0	14	1	0	38
8:45 AM	0	0	0	0	2	0	1	0	0	14	0	0	0	8	1	0	26
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	9	0	13	0	7	72	0	0	0	71	5	0	177
PEAK HR :	09:00 AM - 09:00 AM				40.91%	0.00%	59.09%	0.00%	8.86%	91.14%	0.00%	0.00%	0.00%	93.42%	6.58%	0.00%	
PEAK HR VOL :	0	0	0	0	7	0	8	0	4	50	0	0	0	39	2	0	TOTAL
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.583	0.000	0.500	0.000	0.500	0.893	0.000	0.000	0.000	0.696	0.500	0.000	110
							0.536				0.844				0.683		0.721
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	0	0	2	0	1	7	0	0	0	13	0	0	23
4:15 PM	0	0	0	0	1	0	1	0	2	5	0	0	0	9	1	0	19
4:30 PM	0	0	0	0	2	0	3	0	1	3	0	0	0	11	1	0	21
4:45 PM	0	0	0	0	1	0	3	0	2	3	0	0	0	9	2	0	20
5:00 PM	0	0	0	0	1	0	2	0	1	6	0	0	0	10	1	0	21
5:15 PM	0	0	0	0	0	0	1	0	0	8	0	0	0	8	1	0	18
5:30 PM	0	0	0	0	1	0	2	0	2	2	0	0	0	2	1	0	10
5:45 PM	0	0	0	0	0	0	1	0	0	3	0	0	0	6	0	0	10
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	6	0	15	0	9	37	0	0	0	68	7	0	142
PEAK HR :	04:15 PM - 05:15 PM				28.57%	0.00%	71.43%	0.00%	19.57%	80.43%	0.00%	0.00%	0.00%	90.67%	9.33%	0.00%	
PEAK HR VOL :	0	0	0	0	5	0	9	0	6	17	0	0	0	39	5	0	TOTAL
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.625	0.000	0.750	0.000	0.750	0.708	0.000	0.000	0.000	0.886	0.625	0.000	81
							0.700				0.821				0.917		0.964

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

Bikes

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
8:00 AM	0	0	0	0	0	0	3	0	0	0	0	0	0	3	2	0	8
8:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	1	0	0	0	2	0	0	0	0	1	2	0	6
8:45 AM	0	0	0	0	1	0	2	0	0	1	0	0	0	2	1	0	7
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	2	0	5	0	2	5	0	0	0	7	6	0	27
					28.57%	0.00%	71.43%	0.00%	28.57%	71.43%	0.00%	0.00%	0.00%	53.85%	46.15%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	2	0	5	0	2	2	0	0	0	6	5	0	22
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.500	0.000	0.417	0.000	0.250	0.500	0.000	0.000	0.000	0.500	0.625	0.000	0.688
							0.583			0.500					0.550		
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	3
4:15 PM	0	0	0	0	1	0	0	0	2	0	0	0	0	2	1	0	6
4:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	3
5:00 PM	0	0	0	0	1	0	0	0	1	1	0	0	0	1	1	0	5
5:15 PM	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	3
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	4	0	2	0	6	1	0	0	0	8	5	0	26
					66.67%	0.00%	33.33%	0.00%	85.71%	14.29%	0.00%	0.00%	0.00%	61.54%	38.46%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	0	0	0	0	2	0	0	0	4	1	0	0	0	4	4	0	15
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.500	0.250	0.000	0.000	0.000	0.500	0.500	0.000	0.625
							0.500			0.625					0.667		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach

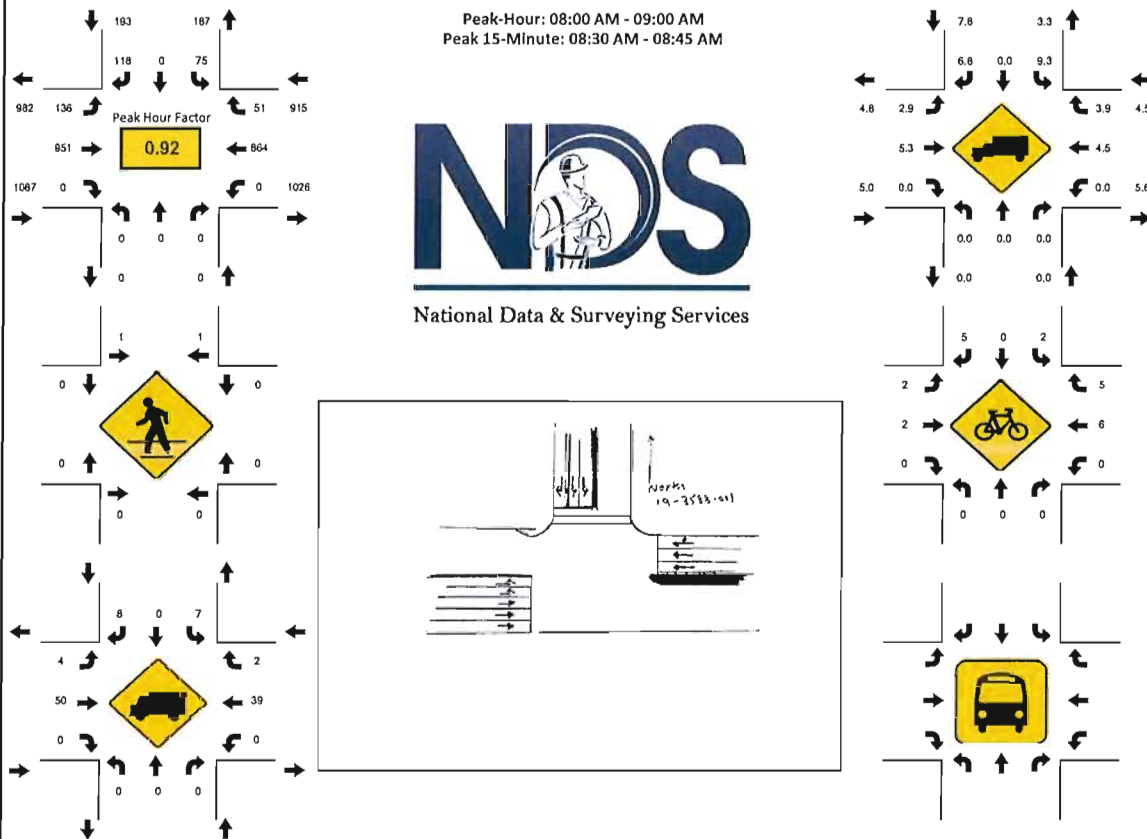
Project ID: 19-03588-001
Date: 9/12/2019

Pedestrians (Crosswalks)

NS/EW Streets:	Bryan Rd		Bryan Rd		Stirling Rd		Stirling Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	1	4	0	0	0	0	0	0	5
7:30 AM	2	0	0	0	0	0	0	0	2
7:45 AM	1	1	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	1	1	0	0	0	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 5	WB 6	EB 0	WB 0	NB 0	SB 0	NB 0	SB 0	TOTAL 11
APPROACH %'s :	45.45%	54.55%							
PEAK HR :	08:00 AM - 09:00 AM								TOTAL 2
PEAK HR VOL :	1	1	0	0	0	0	0	0	
PEAK HR FACTOR :	0.250	0.250							0.250
		0.250							

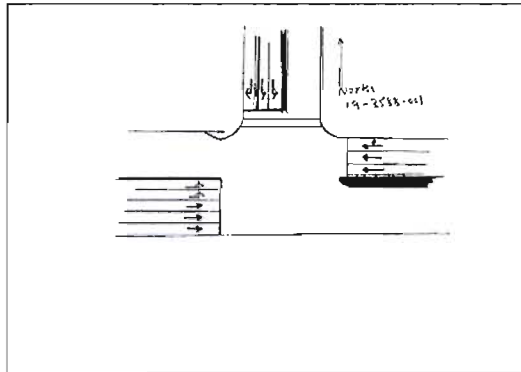
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	1	0	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 0	WB 1	EB 0	WB 0	NB 0	SB 0	NB 0	SB 0	TOTAL 1
APPROACH %'s :	0.00%	100.00%							
PEAK HR :	04:15 PM - 05:15 PM								TOTAL 1
PEAK HR VOL :	0	1	0	0	0	0	0	0	
PEAK HR FACTOR :		0.250							0.250
		0.250							

PROJECT ID: 19-03588-001
DATE: 09/12/2019



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					Stirling Rd Eastbound					Stirling Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	0	0	0		15	0	29	0		30	174	0	0		0	154	9	0		411	1880
07:15 AM	0	0	0	0		10	0	25	0		23	206	0	3		0	181	8	0		456	1977
07:30 AM	0	0	0	0		17	1	34	0		29	171	0	0		0	201	12	0		465	2052
07:45 AM	0	0	0	0		25	0	34	1		29	234	0	0		0	209	16	0		548	2181
08:00 AM	0	0	0	0		19	0	45	1		32	217	0	3		0	175	16	0		508	2195
08:15 AM	0	0	0	0		10	0	23	0		36	251	0	0		0	201	10	0		531	1687
08:30 AM	0	0	0	0		21	0	29	0		32	240	0	1		0	258	13	0		594	1156
08:45 AM	0	0	0	0		24	0	21	0		31	243	0	1		0	230	12	0		562	562
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		96	0	180	4		144	1004	0	12		0	1032	64	0		2536	
Heavy Trucks	0	0	0			12	0	16			8	56	0			0	56	4			152	
Pedestrians								8				0					0				8	
Bicycles	0	0	0			4	0	12			8	4	0			0	12	8			48	
Railroad Stopped Buses																						

PROJECT ID: 19-03588-001
DATE: 09/12/2019

[illegible]

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & NW 1st St
City: Dania Beach
Control: 1-Way Stop (EB)

Project ID: 19-03588-002
Date: 9/12/2019

Cars

NS/EW Streets:	Bryan Rd				Bryan Rd				NW 1st St				NW 1st St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	28	5	0	11	22	0	0	0	0	0	0	25	0	12	0	103
7:15 AM	0	20	14	0	21	27	0	0	0	0	0	0	22	0	21	0	125
7:30 AM	0	21	14	0	15	29	0	0	0	0	0	0	35	0	18	0	132
7:45 AM	0	39	15	0	15	53	0	0	0	0	0	0	33	0	12	0	167
8:00 AM	0	33	11	0	4	42	0	0	0	0	0	0	18	0	16	0	124
8:15 AM	0	29	20	0	7	33	0	0	0	0	0	0	22	0	15	0	126
8:30 AM	0	28	6	0	14	44	0	0	0	0	0	0	11	0	12	0	115
8:45 AM	0	24	9	0	8	49	0	0	0	0	0	0	21	0	15	0	126
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0	222	94	0	95	299	0	0	0	0	0	0	187	0	121	0	1018
	0.00%	70.25%	29.75%	0.00%	24.11%	75.89%	0.00%	0.00%	0	0	0	0	60.71%	0.00%	39.29%	0.00%	
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	0	122	60	0	41	157	0	0	0	0	0	0	108	0	61	0	549
PEAK HR FACTOR:	0.00	0.782	0.750	0.000	0.683	0.741	0.000	0.000	0.000	0.000	0.000	0.000	0.771	0.000	0.847	0.000	0.822
	0.843				0.728								0.797				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	21	14	0	17	58	0	0	0	0	0	0	21	0	13	0	144
4:15 PM	0	16	16	0	19	67	0	0	0	0	0	0	28	0	18	0	164
4:30 PM	0	27	12	0	17	67	0	0	0	0	0	0	24	0	14	0	161
4:45 PM	0	21	13	0	12	82	0	0	0	0	0	0	18	0	8	0	154
5:00 PM	0	31	24	0	16	101	0	0	0	0	0	0	19	0	13	0	204
5:15 PM	0	32	18	0	15	111	0	0	0	0	0	0	22	0	12	0	210
5:30 PM	0	25	19	0	22	95	0	0	0	0	0	0	12	0	11	0	184
5:45 PM	0	26	16	0	19	87	0	0	0	0	0	0	23	0	7	0	178
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0	199	132	0	137	668	0	0	0	0	0	0	167	0	96	0	1399
	0.00%	60.12%	39.88%	0.00%	17.02%	82.98%	0.00%	0.00%	0	0	0	0	63.50%	0.00%	36.50%	0.00%	
PEAK HR:	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL:	0	114	77	0	72	394	0	0	0	0	0	0	76	0	43	0	776
PEAK HR FACTOR:	0.00	0.891	0.802	0.000	0.818	0.887	0.000	0.000	0.000	0.000	0.000	0.000	0.826	0.000	0.827	0.000	0.924
	0.868				0.925								0.875				

National Data & Surveying Services

Location: Bryan Rd & NW 1st St

City: Dania Beach

Control: 1-Way Stop (EB)

Project ID: 19-03588-002

Date: 9/12/2019

HT

NS/EW Streets:		Bryan Rd				Bryan Rd				NW 1st St				NW 1st St				
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	7:00 AM	0	3	0	0	1	0	0	0	0	0	0	0	2	0	0	0	6
	7:15 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	3
	7:30 AM	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	3
7:45 AM	0	3	0	0	2	2	0	0	0	0	0	0	0	0	1	0	8	
8:00 AM	0	1	0	0	0	2	2	0	0	0	0	0	0	0	0	0	3	
8:15 AM	0	2	0	0	0	2	3	0	0	0	0	0	0	1	0	1	9	
8:30 AM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	0	5	
8:45 AM	0	1	2	0	0	1	4	0	0	0	0	0	0	1	0	1	10	
TOTAL VOLUMES :		NL 0	NT 13	NR 2	NU 0	SL 7	ST 17	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 4	WT 0	WR 4	WU 0	TOTAL 47
APPROACH %'s :		0.00%	86.67%	13.33%	0.00%	29.17%	70.83%	0.00%	0.00%					50.00%	0.00%	50.00%	0.00%	
PEAK HR :		07:30 AM - 08:30 AM																
PEAK HR VOL :		0	7	0	0	5	8	0	0	0	0	0	0	1	0	2	0	TOTAL 23
PEAK HR FACTOR :		0.000	0.583	0.000	0.000	0.625	0.667	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.500	0.000	0.639
		0.583				0.650								0.375				

PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	4:00 PM	0	1	0	0	1	6	0	0	0	0	0	0	0	0	0	0	8
	4:15 PM	0	3	2	0	1	2	0	0	0	0	0	0	0	0	1	0	9
	4:30 PM	0	1	1	0	2	1	0	0	0	0	0	0	3	0	2	0	10
4:45 PM	0	1	0	0	0	6	0	0	0	0	0	0	1	0	0	0	8	
5:00 PM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	0	3	
5:15 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:30 PM	0	3	0	0	1	1	0	0	0	0	0	0	1	0	1	0	7	
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL VOLUMES :		NL 0	NT 10	NR 4	NU 0	SL 6	ST 17	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 5	WT 0	WR 5	WU 0	TOTAL 47
APPROACH %'s :		0.00%	71.43%	28.57%	0.00%	26.09%	73.91%	0.00%	0.00%					50.00%	0.00%	50.00%	0.00%	
PEAK HR :		05:00 PM - 06:00 PM																
PEAK HR VOL :		0	4	1	0	2	2	0	0	0	0	0	0	1	0	2	0	TOTAL 12
PEAK HR FACTOR :		0.00	0.333	0.250	0.000	0.500	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.500	0.000	0.429
		0.417				0.500								0.375				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & NW 1st St
City: Dania Beach
Control: 1-Way Stop (EB)

Project ID: 19-03588-002
Date: 9/12/2019

Bikes

NS/EW Streets:	Bryan Rd				Bryan Rd				NW 1st St				NW 1st St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
8:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	3	0	0	1	2	0	0	0	0	0	0	1	0	2	0	9
	0.00%	100.00%	0.00%	0.00%	33.33%	66.67%	0.00%	0.00%	0	0	0	0	33.33%	0.00%	66.67%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM				0	0	0	0	0	0	0	0	1	0	2	0	TOTAL
PEAK HR VOL :	0	2	0	0	0	0	0	0	0	0	0	0	0.250	0.000	0.250	0.000	5
PEAK HR FACTOR :	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.250	0.000	0.625
	0.500												0.375				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:45 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	3	0	0	4	2	0	0	0	0	0	0	0	0	0	0	9
	0.00%	100.00%	0.00%	0.00%	66.67%	33.33%	0.00%	0.00%	0	0	0	0	0.000	0.000	0.000	0.000	
PEAK HR :	05:00 PM - 06:00 PM				2	1	0	0	0	0	0	0	0	0	0	0	TOTAL
PEAK HR VOL :	0	0	0	0	0.250	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.250	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
					0.250												

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & NW 1st St
City: Dania Beach

Project ID: 19-03588-002
Date: 9/12/2019

Pedestrians (Crosswalks)

NS/EW Streets:	Bryan Rd		Bryan Rd		NW 1st St		NW 1st St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	1	0	0	0	1
7:45 AM	0	0	0	1	0	2	0	0	3
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	1	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	1	0	1	1	2	0	0	5
	0.00%	100.00%	0.00%	100.00%	33.33%	66.67%			
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	0	0	0	1	1	2	0	0	4
PEAK HR FACTOR :				0.250	0.250	0.250			0.333
				0.250		0.375			

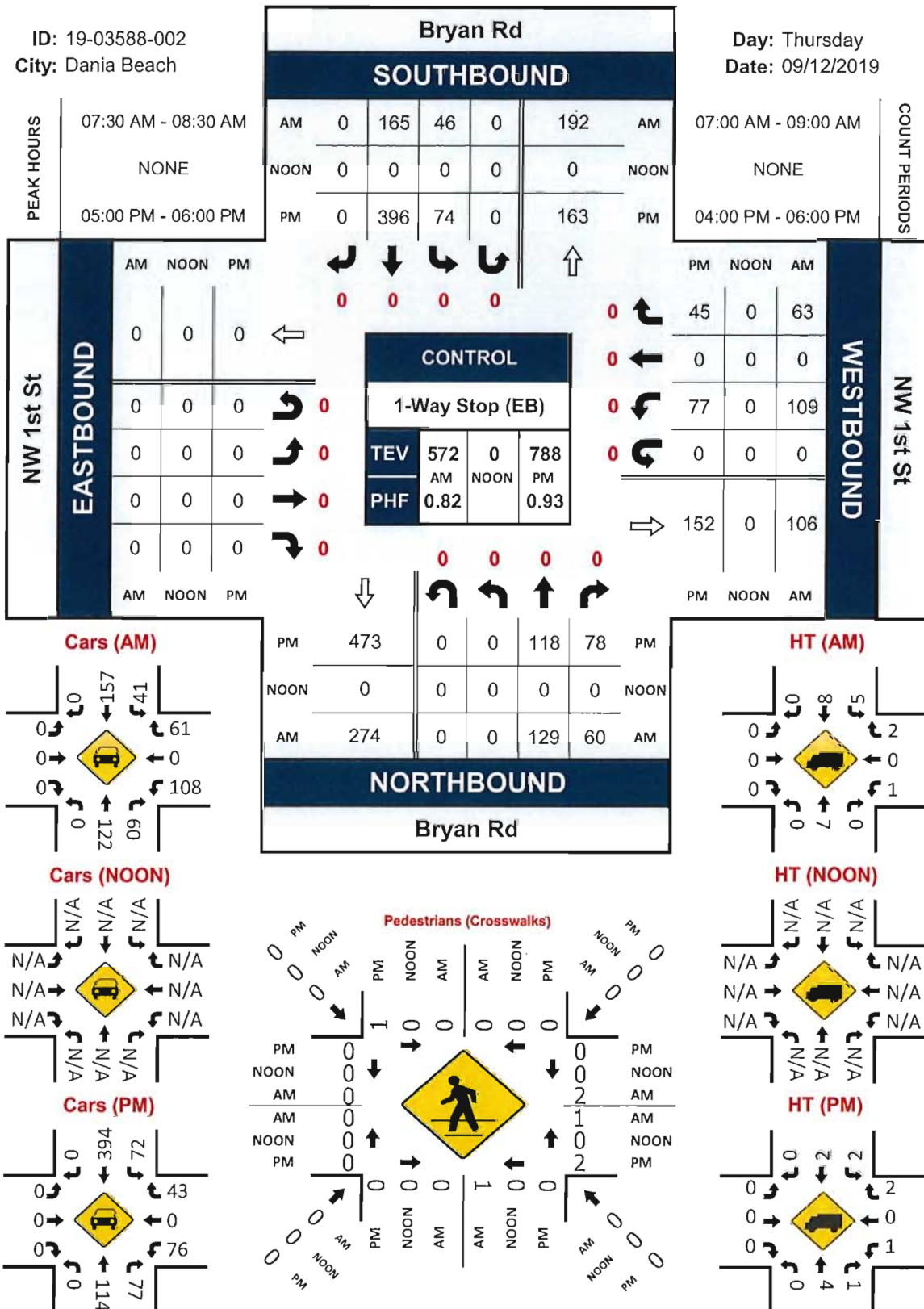
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	2	0	0	2
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	1	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	2	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	1	0	0	0	2	2	0	0	5
	100.00%	0.00%			50.00%	50.00%			
PEAK HR :	05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :	1	0	0	0	2	0	0	0	3
PEAK HR FACTOR :	0.250				0.250				0.375
		0.250				0.250			

Bryan Rd & NW 1st St

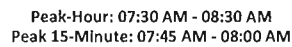
Peak Hour Turning Movement Count

ID: 19-03588-002
City: Dania Beach

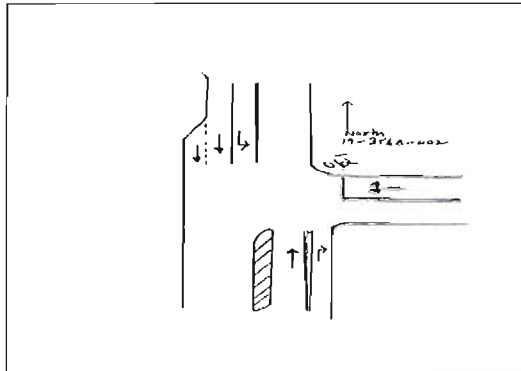
Day: Thursday
Date: 09/12/2019



PROJECT ID: 19-03588-002
DATE: 09/12/2019



National Data & Surveying Services

[illegible]

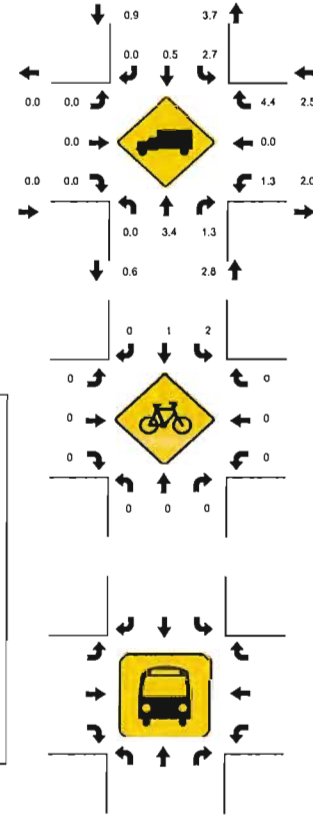
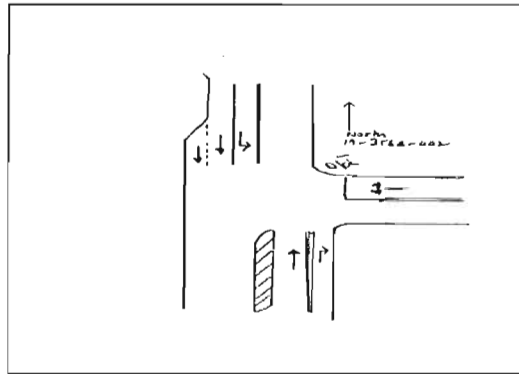
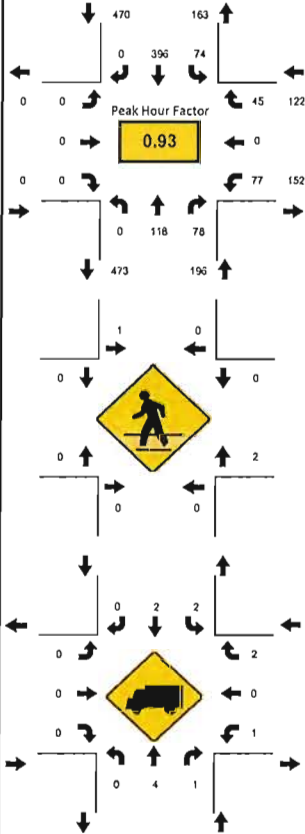
LOCATION: Bryan Rd & NW 1st St
CITY/STATE: Dania Beach, FL

PROJECT ID: 19-03588-002
DATE: 09/12/2019

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					NW 1st St Eastbound					NW 1st St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	22	14	0		18	64	0	0		0	0	0	0		21	0	13	0		152	658
04:15 PM	0	19	18	0		20	69	0	0		0	0	0	0		28	0	19	0		173	713
04:30 PM	0	28	13	0		19	68	0	0		0	0	0	0		27	0	16	0		171	752
04:45 PM	0	22	13	0		12	88	0	0		0	0	0	0		19	0	8	0		162	772
05:00 PM	0	31	24	0		17	102	0	0		0	0	0	0		19	0	14	0		207	788
05:15 PM	0	33	19	0		15	111	0	0		0	0	0	0		22	0	12	0		212	581
05:30 PM	0	28	19	0		23	96	0	0		0	0	0	0		13	0	12	0		191	369
05:45 PM	0	26	16	0		19	87	0	0		0	0	0	0		23	0	7	0		178	178
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	132	96	0		92	444	0	0		0	0	0	0		92	0	56	0		912	
Heavy Trucks	0	12	4			4	4	0			0	0	0			4	0	4			32	
Pedestrians								4										8			12	
Bicycles	0	0	0			8	4	0			0	0	0			0	0	0			12	
Railroad																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
City: Danla Beach
Control: 1-Way Stop (NB)

Project ID: 19-03588-003
Date: 9/12/2019

Total

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	28	0	3	0	0	0	0	0	0	52	57	0	6	27	0	0	173
7:15 AM	27	0	2	0	0	0	0	0	0	37	47	0	2	34	0	0	149
7:30 AM	29	0	2	0	0	0	0	0	0	50	48	0	7	42	0	0	178
7:45 AM	24	0	12	0	0	0	0	0	0	66	78	0	8	59	0	0	247
8:00 AM	29	0	6	0	0	0	0	0	0	53	38	0	12	53	0	0	191
8:15 AM	22	0	11	0	0	0	0	0	0	36	39	0	12	44	0	0	164
8:30 AM	20	0	8	0	0	0	0	0	0	56	64	0	7	36	0	0	191
8:45 AM	30	0	14	0	0	0	0	0	0	44	51	0	9	46	0	0	194
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	209	0	58	0	0	0	0	0	0	394	422	0	63	341	0	0	1487
	78.28%	0.00%	21.72%	0.00%					0.00%	48.28%	51.72%	0.00%	15.59%	84.41%	0.00%	0.00%	
PEAK HR :	07:45 AM - 08:45 AM																TOTAL
PEAK HR VOL :	95	0	37	0	0	0	0	0	0	211	219	0	39	192	0	0	793
PEAK HR FACTOR :	0.819	0.000	0.771	0.000	0.000	0.000	0.000	0.000	0.000	0.799	0.702	0.000	0.813	0.814	0.000	0.000	0.803
				0.917							0.747				0.862		
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	34	0	7	0	0	0	0	0	0	70	61	0	6	25	0	0	203
4:15 PM	39	0	11	0	0	0	0	0	0	95	66	0	6	32	0	0	249
4:30 PM	51	0	7	0	0	0	0	0	0	56	58	0	15	63	0	0	250
4:45 PM	34	0	5	0	0	0	0	0	0	69	61	0	13	54	0	0	236
5:00 PM	41	0	10	0	0	0	0	0	0	82	75	0	14	61	0	0	283
5:15 PM	40	0	7	0	0	0	0	0	0	70	97	0	17	50	0	0	281
5:30 PM	37	0	10	0	0	0	0	0	0	86	97	1	14	52	0	0	297
5:45 PM	24	0	11	0	0	0	0	0	0	63	88	0	6	43	0	0	235
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	300	0	68	0	0	0	0	0	0	591	603	1	91	380	0	0	2034
	81.52%	0.00%	18.48%	0.00%					0.00%	49.46%	50.46%	0.08%	19.32%	80.68%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	152	0	32	0	0	0	0	0	0	307	330	1	58	217	0	0	1097
PEAK HR FACTOR :	0.927	0.000	0.800	0.000	0.000	0.000	0.000	0.000	0.000	0.892	0.851	0.250	0.853	0.889	0.000	0.000	0.923
				0.902							0.867				0.917		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
City: Dania Beach
Control: 1-Way Stop (NB)

Project ID: 19-03588-003
Date: 9/12/2019

Cars

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162
7:15 AM	26	0	1	0	0	0	0	0	0	35	44	0	2	33	0	0	138
7:30 AM	27	0	2	0	0	0	0	0	0	50	45	0	7	41	0	0	172
7:45 AM	23	0	12	0	0	0	0	0	0	63	73	0	8	57	0	0	236
8:00 AM	28	0	6	0	0	0	0	0	0	53	36	0	11	53	0	0	187
8:15 AM	21	0	8	0	0	0	0	0	0	36	33	0	12	43	0	0	153
8:30 AM	18	0	7	0	0	0	0	0	0	55	58	0	7	36	0	0	181
8:45 AM	28	0	14	0	0	0	0	0	0	42	50	0	9	46	0	0	189
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	193	0	52	0	0	0	0	0	0	384	392	0	62	335	0	0	1418
PEAK HR :	78.78%	0.00%	21.22%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	49.48%	50.52%	0.00%	15.62%	84.38%	0.00%	0.00%	
PEAK HR VOL :	90	0	33	0	0	0	0	0	0	207	200	0	38	189	0	0	757
PEAK HR FACTOR :	0.80	0.000	0.688	0.000	0.000	0.000	0.000	0.000	0.000	0.821	0.685	0.000	0.792	0.829	0.000	0.000	0.802
	0.879								0.748				0.873				
	07:45 AM - 08:45 AM																
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194
4:15 PM	32	0	7	0	0	0	0	0	0	69	56	0	6	24	0	0	243
4:30 PM	37	0	10	0	0	0	0	0	0	95	65	0	6	30	0	0	237
4:45 PM	44	0	7	0	0	0	0	0	0	56	54	0	14	62	0	0	232
5:00 PM	33	0	5	0	0	0	0	0	0	69	60	0	13	52	0	0	279
5:15 PM	40	0	10	0	0	0	0	0	0	81	74	0	14	60	0	0	276
5:30 PM	39	0	6	0	0	0	0	0	0	70	96	0	17	48	0	0	291
5:45 PM	35	0	10	0	0	0	0	0	0	85	95	1	14	51	0	0	232
	24	0	11	0	0	0	0	0	0	62	88	0	4	43	0	0	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	284	0	66	0	0	0	0	0	0	587	588	1	88	370	0	0	1984
PEAK HR :	81.14%	0.00%	18.86%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	49.91%	50.00%	0.09%	19.21%	80.79%	0.00%	0.00%	
PEAK HR VOL :	147	0	31	0	0	0	0	0	0	305	325	1	58	211	0	0	1078
PEAK HR FACTOR :	0.92	0.000	0.775	0.000	0.000	0.000	0.000	0.000	0.000	0.897	0.846	0.250	0.853	0.879	0.000	0.000	0.926
	0.890								0.872				0.909				
	04:45 PM - 05:45 PM																

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
City: Dania Beach
Control: 1-Way Stop (NB)

Project ID: 19-03588-003
Date: 9/12/2019

HT

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	2	0	2	0	0	0	0	0	0	2	4	0	0	1	0	0	11
7:15 AM	5	0	0	0	0	0	0	0	0	2	3	0	0	1	0	0	11
7:30 AM	2	0	0	0	0	0	0	0	0	0	3	0	0	1	0	0	6
7:45 AM	1	0	0	0	0	0	0	0	0	3	5	0	0	2	0	0	11
8:00 AM	1	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	4
8:15 AM	1	0	3	0	0	0	0	0	0	0	6	0	0	1	0	0	11
8:30 AM	2	0	1	0	0	0	0	0	0	1	6	0	0	0	0	0	10
8:45 AM	2	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	5
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	16	0	6	0	0	0	0	0	0	10	30	0	1	6	0	0	69
	72.73%	0.00%	27.27%	0.00%					0.00%	25.00%	75.00%	0.00%	14.29%	85.71%	0.00%	0.00%	
PEAK HR:	07:45 AM - 08:45 AM																TOTAL
PEAK HR VOL:	5	0	4	0	0	0	0	0	0	4	19	0	1	3	0	0	36
PEAK HR FACTOR:	0.625	0.000	0.333	0.000	0.000	0.000	0.000	0.000	0.000	0.333	0.792	0.000	0.250	0.375	0.000	0.000	0.818
											0.719				0.500		
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	2	0	0	0	0	0	0	0	0	1	5	0	0	1	0	0	9
4:15 PM	2	0	1	0	0	0	0	0	0	0	1	0	0	2	0	0	6
4:30 PM	7	0	0	0	0	0	0	0	0	0	4	0	1	1	0	0	13
4:45 PM	1	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	4
5:00 PM	1	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	4
5:15 PM	1	0	1	0	0	0	0	0	0	0	1	0	0	2	0	0	5
5:30 PM	2	0	0	0	0	0	0	0	0	1	2	0	0	1	0	0	6
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	3
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	16	0	2	0	0	0	0	0	0	4	15	0	3	10	0	0	50
	88.89%	0.00%	11.11%	0.00%					0.00%	21.05%	78.95%	0.00%	23.08%	76.92%	0.00%	0.00%	
PEAK HR:	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL:	5	0	1	0	0	0	0	0	0	2	5	0	0	6	0	0	19
PEAK HR FACTOR:	0.63	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.625	0.000	0.000	0.750	0.000	0.000	0.792
											0.583				0.750		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
City: Dania Beach
Control: 1-Way Stop (NB)

Project ID: 19-03588-003
Date: 9/12/2019

Bikes

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	1	3	0	1	1	0	0	6
PEAK HR :	07:45 AM - 08:45 AM								0.00% 25.00% 75.00% 0.00%				50.00% 50.00% 0.00% 0.00%				TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.500
									0.250				0.250				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	1	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	3
4:15 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	3	0	2	0	0	0	0	0	0	1	0	0	0	2	0	0	8
PEAK HR :	04:45 PM - 05:45 PM								0.00% 100.00% 0.00% 0.00%				0.00% 100.00% 0.00% 0.00%				TOTAL
PEAK HR VOL :	1	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	4
PEAK HR FACTOR :	0.25	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.500
													0.500				

Intersection Turning Movement Count

Project ID: 19-03588-003
Date: 9/12/2019

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 0	WB 0	EB 0	WB 0	NB 0	SB 0	NB 0	SB 0	TOTAL 0
APPROACH %'s :									
PEAK HR :	04:45 PM - 05:45 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

Bryan Rd & Old Griffin Rd

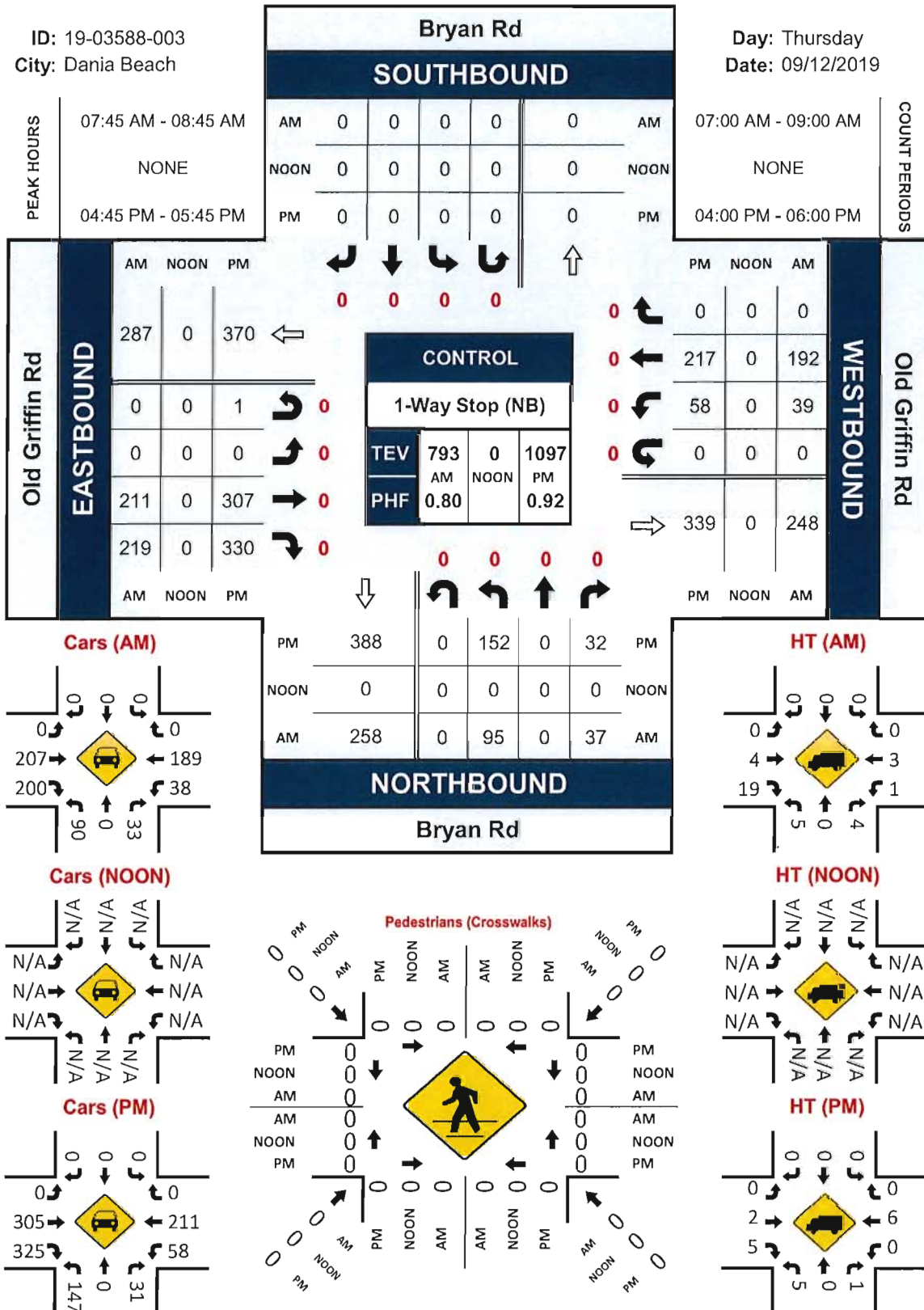
Peak Hour Turning Movement Count

ID: 19-03588-003

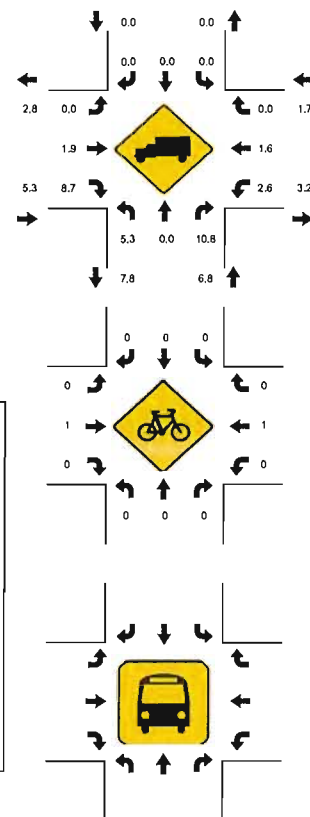
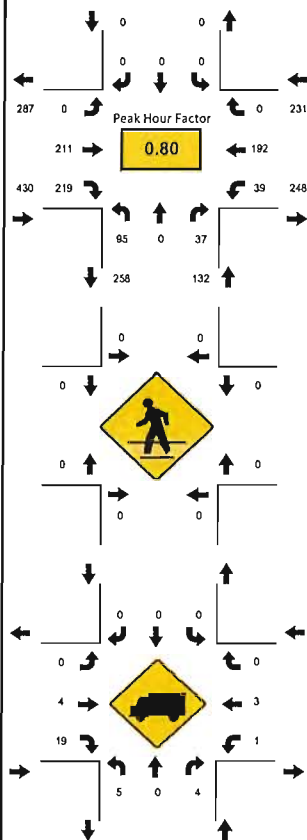
City: Dania Beach

Day: Thursday

Date: 09/12/2019

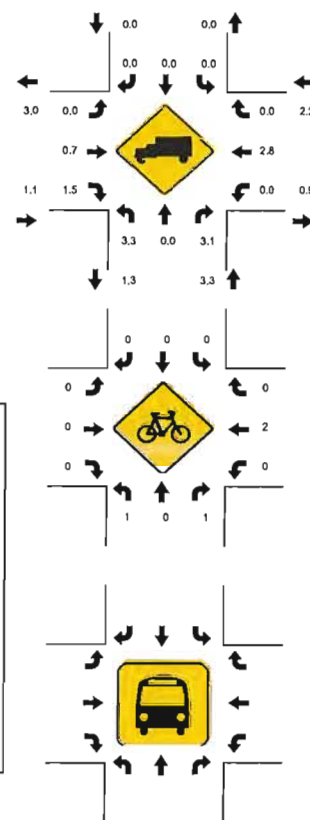
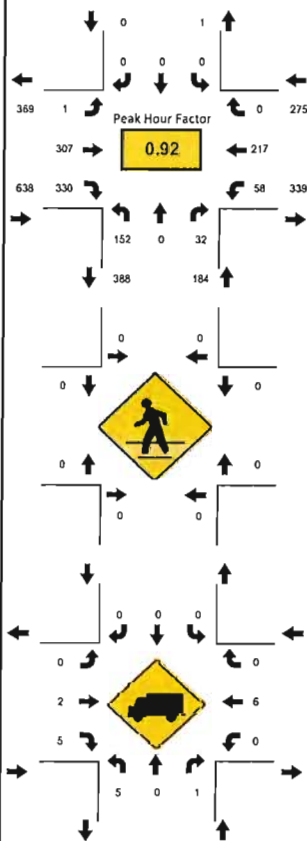


PROJECT ID: 19-03588-003
DATE: 09/12/2019



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					Old Griffin Rd Eastbound					Old Griffin Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	28	0	3	0		0	0	0	0		0	52	57	0		6	27	0	0		173	747
07:15 AM	27	0	2	0		0	0	0	0		0	37	47	0		2	34	0	0		149	765
07:30 AM	29	0	2	0		0	0	0	0		0	50	48	0		7	42	0	0		178	780
07:45 AM	24	0	12	0		0	0	0	0		0	66	78	0		8	59	0	0		247	793
08:00 AM	29	0	6	0		0	0	0	0		0	53	38	0		12	53	0	0		191	740
08:15 AM	22	0	11	0		0	0	0	0		0	38	39	0		12	44	0	0		164	549
08:30 AM	20	0	8	0		0	0	0	0		0	56	64	0		7	36	0	0		191	385
08:45 AM	30	0	14	0		0	0	0	0		0	44	51	0		9	46	0	0		194	194
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	116	0	48	0		0	0	0	0		0	264	312	0		48	236	0	0		1024	
Heavy Trucks	8	0	12			0	0	0			0	12	24			4	8	0			68	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0			0	0	0			0	4	0			0	4	0			8	
Railroad Stopped Buses																						

PROJECT ID: 19-03588-003
DATE: 09/12/2019

[illegible]



APPENDIX C: INTERNAL CAPTURE MATRICES AND PASS-BY CAPTURE DATA

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

INPUT		GROSS TRIP GENERATION						
		Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
		Office	78	750	10	9	12	6
		Retail	378	378	12	7	36	40
		Restaurant	1,048	1,048	9	9	131	64
		Cinema/Entertainment						
		Residential	1,603	1,603	54	172	163	104
Hotel								
		3,107	3,779	85	197	342	214	

INTERNAL TRIPS								
OUTPUT		Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
		Office	54	218	1	5	7	1
		Retail	236	169	6	2	23	23
		Restaurant	388	241	5	2	30	32
		Cinema/Entertainment	0	0	0	0	0	0
		Residential	202	252	1	4	22	26
		Hotel	0	0	0	0	0	0
		880	880	13	13	82	82	
% Reduction		25.6%		9.2%		29.5%		

EXTERNAL TRIPS								
OUTPUT		Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
		Office	24	532	9	4	5	5
		Retail	142	209	6	5	13	17
		Restaurant	660	807	4	7	101	32
		Cinema/Entertainment	0	0	0	0	0	0
		Residential	1,401	1,351	53	168	141	78
		Hotel	0	0	0	0	0	0
		2,227	2,899	72	184	260	132	

**Table E.28 Pass-By and Non-Pass-By Trips Saturday, Mid-Day Peak Period
Land Use Code 912—Drive-in Bank**

SIZE (1,000 SQ. FT. GFA)	LOCATION	SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
3.8	Colonial Park, PA	March 2005	63	11:15 a.m.–12:15 p.m.	33	—	—	67	—	McMahon Associates, Inc.
3.8	Camp Hill Mall, PA	March 2005	103	11:00 a.m.–12:00 p.m.	77	—	—	23	—	McMahon Associates, Inc.
3.8	Exeter Twp, PA	March 2005	34	10:30–11:30 a.m.	37	—	—	63	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	53	10:15–11:15 a.m.	33	—	—	67	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	25	10:45–11:45 a.m.	12	—	—	88	—	McMahon Associates, Inc.

Average Pass-By Trip Percentage: 38

“—” means no data were provided

**Table E.29 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 931—Quality Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
240	12	Louisville area, KY	July 1993	38	4:00–6:00 p.m.	26	36	38	74	4,145	Barton- Aschman Assoc.
—	8	Orlando, FL	1992	168	4:00–8:00 p.m.	45	—	—	55	—	TPD Inc.
—	8.8	Orlando, FL	1992	84	2:00–6:00 p.m.	44	40	18	56	—	TPD Inc.
—	6.5	Orlando, FL	1995	173	2:00–6:00 p.m.	62	—	—	38	—	TPD Inc.

Average Pass-By Trip Percentage: 44

“—” means no data were provided

**Table E.30 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 932—High-Turnover (Sit-Down) Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	5.8	Orlando, FL	1992	150	2:00–6:00 p.m.	32	—	—	68	—	TPD Inc.
—	5	Casselberry, FL	1992	65	2:00–6:00 p.m.	58	—	—	42	—	TPD Inc.
168	5.3	Louisville area, KY	1993	24	4:00–6:00 p.m.	50	37	13	50	1,615	Barton- Aschman Assoc.
169	2.9	Louisville area, KY	1993	41	4:00–6:00 p.m.	37	27	36	63	3,935	Barton- Aschman Assoc.
150	3.1	Louisville area, KY	1993	21	4:00–6:00 p.m.	38	29	33	62	2,580	Barton- Aschman Assoc.
250	7.1	New Albany, IN	1993	—	4:00–6:00 p.m.	23	23	54	77	1,565	Barton- Aschman Assoc.
—	8	Kissimmee, FL	1995	664	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	11	Orlando, FL	1996	267	2:00–6:00 p.m.	38	43	19	62	—	TPD Inc.
—	12	Orlando, FL	1996	317	2:00–6:00 p.m.	29	51	20	71	—	TPD Inc.
—	4.6	Orlando, FL	1992	276	2:00–6:00 p.m.	63	—	—	37	—	TPD Inc.
—	5.7	Orlando, FL	1994	308	2:00–6:00 p.m.	57	—	—	43	—	TPD Inc.
—	6.2	Orlando, FL	1995	521	2:00–6:00 p.m.	46	43	11	54	—	TPD Inc.

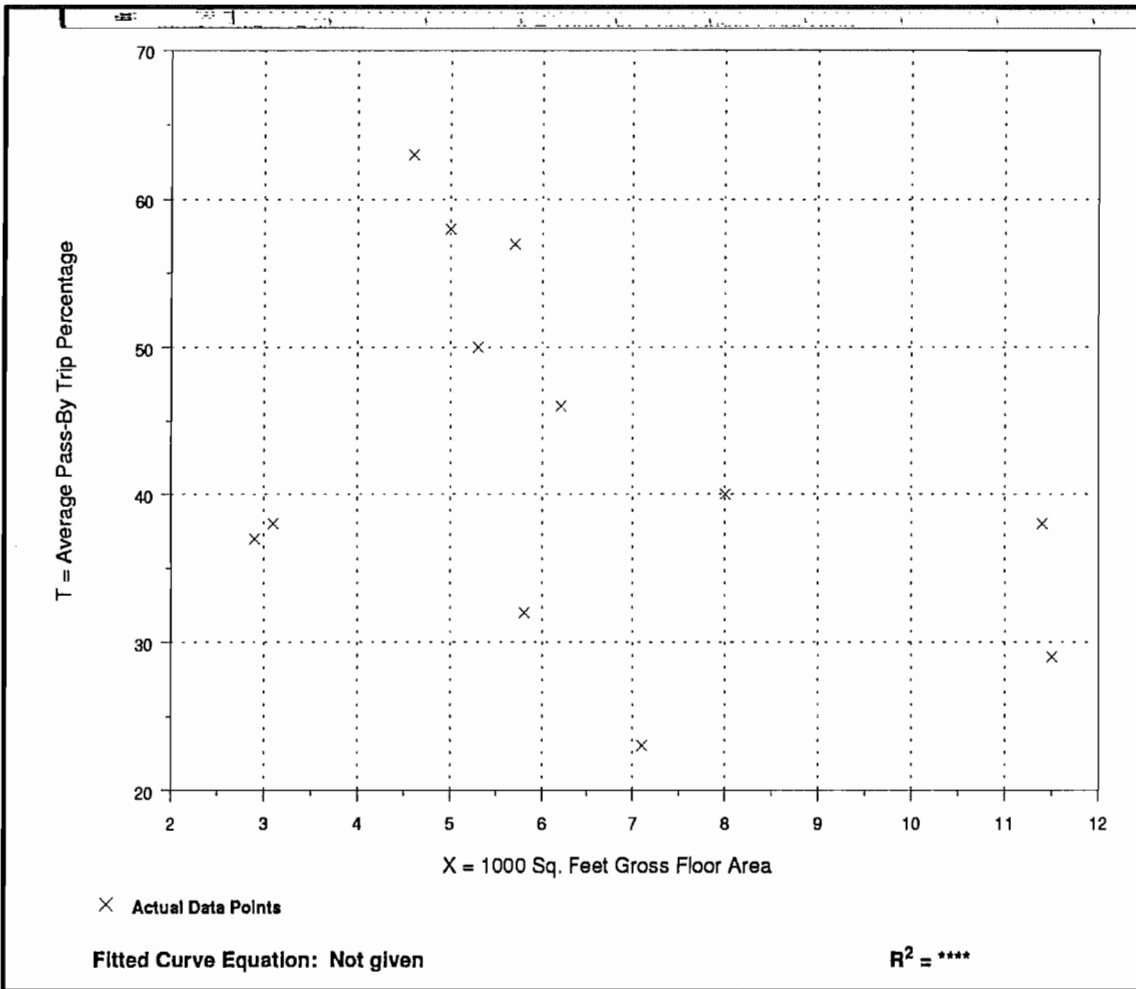
Average Pass-By Trip Percentage: 43

“—” means no data were provided

Figure E.16 High-Turnover (Sit-Down) Restaurant (932)

Average Pass-By-Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area
 On a: Weekday, PM Peak Period
 Number of Studies: 12
 Average 1,000 Sq. Ft. GFA: 6.4

Data Plot



**Table E.31 Pass-By and Non-Pass-By Trips Weekday, AM Peak Period
Land Use Code 934—Fast-Food Restaurant with Drive-Through Window**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	<5	Chicago suburbs, IL	1987	84	7:00–9:00 a.m.	44	—	—	56	—	Kenig, O'Hara, Humes, Flock
88	1.4	Louisville area, KY	1993	—	7:00–9:00 a.m.	62	22	16	38	1,407	Barton-Aschman Assoc.
100	3.6	Louisville, KY	1993	—	7:00–9:00 a.m.	32	47	21	68	437	Barton-Aschman Assoc.
87	4.2	New Albany, IN	1993	—	7:00–9:00 a.m.	46	23	31	54	1,049	Barton-Aschman Assoc.
150	3.0	Louisville area, KY	1993	—	7:00–9:00 a.m.	43	14	43	57	2,903	Barton-Aschman Assoc.
—	3.3	varies	1996	—	6:00–9:00 a.m.	68	—	—	32	—	Orade Engineering

Average Pass-By Trip Percentage: 49

“—” means no data were provided

**Table E.32 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 934—Fast-Food Restaurant with Drive-Through Window**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	~2.6	Minn-St. Paul, MN	1987	50	3:00–7:00 p.m.	25	27	48	75	—	—
—	<5.0	Chicago suburbs, IL	1987	80	3:00–6:00 p.m.	38	—	—	62	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	100	3:00–6:00 p.m.	55	—	—	45	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	159	3:00–6:00 p.m.	56	—	—	44	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	225	3:00–6:00 p.m.	48	—	—	52	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	88	3:00–6:00 p.m.	35	—	—	65	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	84	3:00–6:00 p.m.	44	—	—	56	—	Kenig, O'Hara, Humes, Flock
88	1.3	Louisville area, KY	1993	—	4:00–6:00 p.m.	68	22	10	32	2,055	Barton- Aschman Assoc.
120	1.9	Louisville area, KY	1993	33	4:00–6:00 p.m.	67	24	9	33	2,447	Barton- Aschman Assoc.
87	4.2	New Albany, IN	1993	—	4:00–6:00 p.m.	56	25	19	44	1,632	Barton- Aschman Assoc.
150	3.0	Louisville area, KY	1993	—	4:00–6:00 p.m.	31	31	38	69	4,250	Barton- Aschman Assoc.
—	3.1	Kissimmee, FL	1995	28	2:00–6:00 p.m.	71	—	—	29	—	TPD Inc.
—	3.1	Apopka, FL	1996	29	2:00–6:00 p.m.	38	—	—	62	—	TPD Inc.
—	2.8	Winter Springs, FL	1995	47	2:00–6:00 p.m.	66	—	—	34	—	TPD Inc.
—	4.3	Longwood, FL	1994	304	2:00–6:00 p.m.	62	—	—	38	—	TPD Inc.
—	3.2	Altamonte Springs, FL	1996	202	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	2.9	Winter Park, FL	1996	271	2:00–6:00 p.m.	41	41	18	59	—	TPD Inc.
—	3.3*	several	1996	varies	4:00–6:00 p.m.	62	—	—	38	—	Oracle Engineering

*Average of several combined studies.

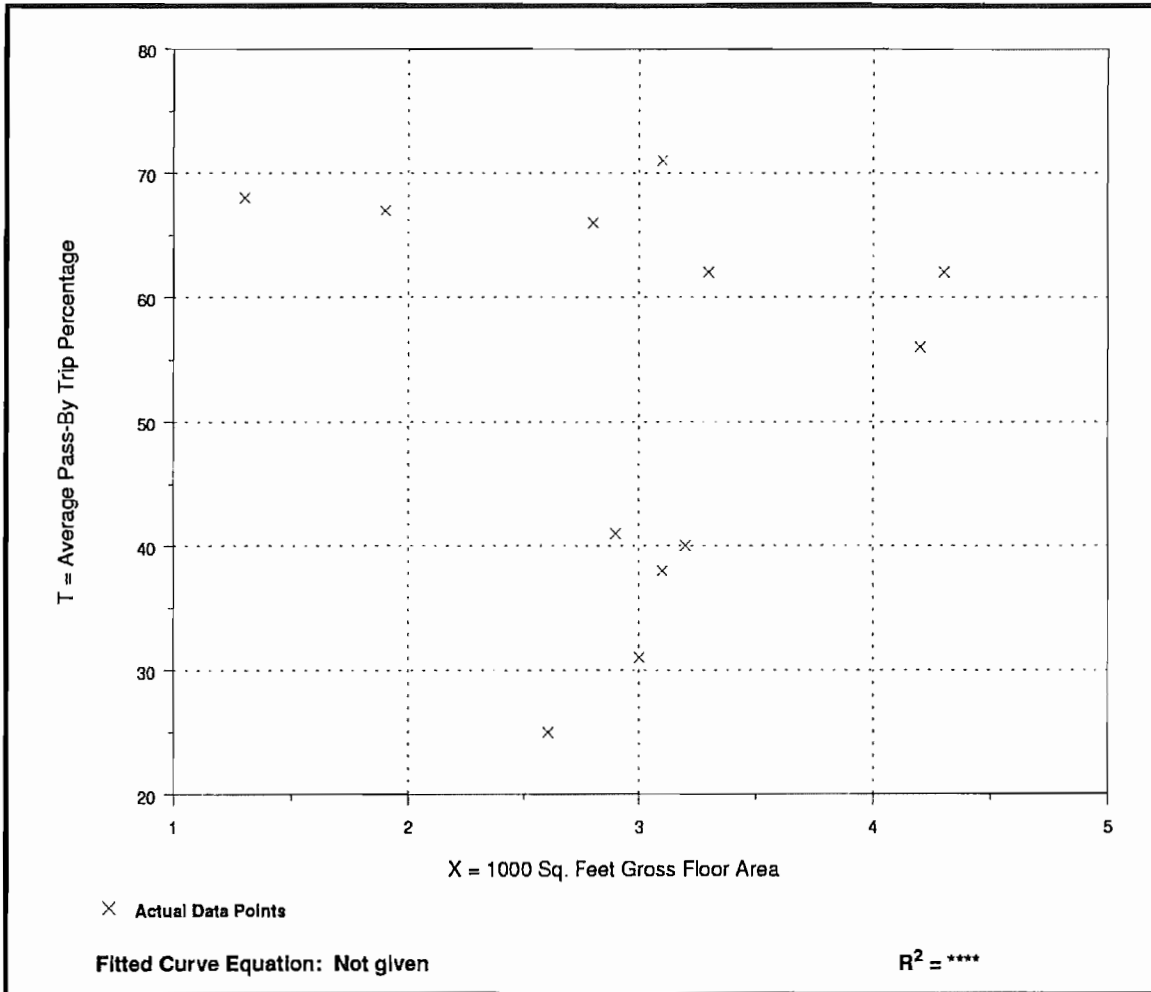
Average Pass-By Trip Percentage: 50

“—” means no data were provided

Figure E.17 Fast-Food Restaurant with Drive-Through Window (934)

Average Pass-By/Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area
On a: Weekday, PM Peak Period
Number of Studies: 12
Average 1,000 Sq. Ft. GFA: 3.0

Data Plot





APPENDIX D: VOLUME DEVELOPMENT WORKSHEETS AND SIGNAL TIMING

VOLUME DEVELOPMENT SHEET
DANIA MARINA 70 WAVE & 90 WAVE
BRYAN ROAD & STIRLING ROAD
EXISTING GEOMETRY

Growth Rate = 1.60%
Peak Season = 1.08 1.08
Buildout Year = 2024 2024
Years = 5 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	0	0	74	0	118	131	951	0	0	864	51
Peak Season Volume	0	0	0	80	0	127	141	1,027	0	0	933	55
Traffic Volume Growth	0	0	0	7	0	10	12	85	0	0	77	5
Committed Development (150 S Bryan)	0	0	0	30	0	23	9	0	0	0	0	7
Committed Development (Dania Pointe)	0	0	0	25	0	131	210	17	0	0	39	39
Background Traffic Volumes	0	0	0	142	0	291	372	1,129	0	0	1,049	106
Project Traffic												
Inbound Traffic Assignment							46.0%					13.0%
Inbound Traffic Volumes							61					17
Outbound Traffic Assignment				13.0%		46.0%						
Outbound Traffic Volumes				30		108						
Project Traffic	0	0	0	30	0	108	61	0	0	0	0	17
Total Traffic w/o RTOR	0	0	0	172	0	399	433	1,129	0	0	1,049	123
RTOR Reduction						(60)						(60)
TOTAL TRAFFIC	0	0	0	172	0	339	433	1,129	0	0	1,049	63

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	0	0	152	0	225	95	954	0	0	1,350	67
Peak Season Volume	0	0	0	164	0	243	103	1,030	0	0	1,458	72
Traffic Volume Growth	0	0	0	14	0	20	9	85	0	0	120	6
Committed Development (150 S Bryan)	0	0	0	14	0	17	27	0	0	0	0	22
Committed Development (Dania Pointe)	0	0	0	70	0	363	220	47	0	0	41	41
Background Traffic Volumes	0	0	0	262	0	643	359	1,162	0	0	1,619	141
Project Traffic												
Inbound Traffic Assignment							46.0%					13.0%
Inbound Traffic Volumes							126					35
Outbound Traffic Assignment				13.0%		46.0%						
Outbound Traffic Volumes				18		63						
Project Traffic	0	0	0	18	0	63	126	0	0	0	0	35
Total Traffic w/o RTOR	0	0	0	280	0	706	485	1,162	0	0	1,619	176
RTOR Reduction						(60)						(60)
TOTAL TRAFFIC	0	0	0	280	0	646	485	1,162	0	0	1,619	116

VOLUME DEVELOPMENT SHEET
DANIA MARINA 70 WAVE & 90 WAVE
BRYAN ROAD & NW 1ST STREET
EXISTING GEOMETRY

Growth Rate = 1.60%
Peak Season = 1.08 1.08
Bulldout Year = 2024 2024
Years = 5 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	129	60	46	165	0	0	0	0	109	0	63
Peak Season Volume	0	139	65	50	178	0	0	0	0	118	0	68
Traffic Volume Growth	0	11	5	4	15	0	0	0	0	10	0	6
Committed Development (150 S Bryan)	0	21	0	0	7	0	0	0	0	0	0	0
Committed Development (Dania Pointe)	0	63	21	0	171	0	0	0	0	23	0	23
Background Traffic Volumes	0	234	91	54	371	0	0	0	0	151	#REF!	97
Project Traffic												
Inbound Traffic Assignment					35.0%					6.0%		
Inbound Traffic Volumes					47					8		
Outbound Traffic Assignment		35.0%	6.0%									
Outbound Traffic Volumes		82	14									
Project Traffic	0	82	14	0	47	0	0	0	0	8	0	0
Total Traffic w/o RTOR	0	316	105	54	418	0	0	0	0	159	#REF!	97
RTOR Reduction												
TOTAL TRAFFIC	0	316	105	54	418	0	0	0	0	159	#REF!	97

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	118	78	74	396	0	0	0	0	77	0	45
Peak Season Volume	0	127	84	80	428	0	0	0	0	83	0	49
Traffic Volume Growth	0	10	7	7	35	0	0	0	0	7	0	4
Committed Development (150 S Bryan)	0	12	0	0	19	0	0	0	0	0	0	0
Committed Development (Dania Pointe)	0	176	59	0	179	0	0	0	0	24	0	24
Background Traffic Volumes	0	325	150	87	661	0	0	0	0	114	0	77
Project Traffic												
Inbound Traffic Assignment					35.0%					6.0%		
Inbound Traffic Volumes					96					16		
Outbound Traffic Assignment		35.0%	6.0%									
Outbound Traffic Volumes		48	8									
Project Traffic	0	48	8	0	96	0	0	0	0	16	0	0
Total Traffic w/o RTOR	0	373	158	87	757	0	0	0	0	130	0	77
RTOR Reduction												
TOTAL TRAFFIC	0	373	158	87	757	0	0	0	0	130	0	77

**VOLUME DEVELOPMENT SHEET
DANIA MARINA 70 WAVE & 90 WAVE
BRYAN ROAD & OLD GRIFFIN ROAD
EXISTING GEOMETRY**

Growth Rate = 1.60%
Peak Season = 1.08 1.08
Buildout Year = 2024 2024
Years = 5 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	95	0	37	0	0	0	0	211	219	39	192	0
Peak Season Volume	103	0	40	0	0	0	0	228	237	42	207	0
Traffic Volume Growth	9	0	3	0	0	0	0	19	20	3	17	0
Committed Development (150 S Bryan)	15	0	6	0	0	0	0	0	5	2	0	0
Committed Development (Dania Pointe)	118	0	46	0	0	0	0	0	272	31	0	0
Background Traffic Volumes	245	0	95	0	0	0	0	247	534	78	224	0
Project Traffic												
Inbound Traffic Assignment									25.0%	10.0%		
Inbound Traffic Volumes									33	13		
Outbound Traffic Assignment	25.0%		10.0%									
Outbound Traffic Volumes	59		23									
Project Traffic	59	0	23	0	0	0	0	0	33	13	0	0
Total Traffic w/o RTOR	304	0	118	0	0	0	0	247	567	91	224	0
RTOR Reduction			(60)						(60)			(60)
TOTAL TRAFFIC	304	0	58	0	0	0	0	247	507	91	224	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	152	0	32	0	0	0	0	307	330	58	217	0
Peak Season Volume	164	0	35	0	0	0	0	332	356	63	234	0
Traffic Volume Growth	14	0	3	0	0	0	0	27	29	5	19	0
Committed Development (150 S Bryan)	8	0	4	0	0	0	0	0	14	5	0	0
Committed Development (Dania Pointe)	328	0	129	0	0	0	0	0	285	33	0	0
Background Traffic Volumes	514	0	171	0	0	0	0	359	684	106	253	0
Project Traffic												
Inbound Traffic Assignment									25.0%	10.0%		
Inbound Traffic Volumes									68	27		
Outbound Traffic Assignment	25.0%		10.0%									
Outbound Traffic Volumes	35		14									
Project Traffic	35	0	14	0	0	0	0	0	68	27	0	0
Total Traffic w/o RTOR	549	0	185	0	0	0	0	359	752	133	253	0
RTOR Reduction			(60)						(60)			(60)
TOTAL TRAFFIC	549	0	125	0	0	0	0	359	692	133	253	0

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

MOCF: 0.97
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.00	1.03
2	01/06/2019 - 01/12/2019	1.00	1.03
3	01/13/2019 - 01/19/2019	1.00	1.03
4	01/20/2019 - 01/26/2019	0.99	1.02
* 5	01/27/2019 - 02/02/2019	0.98	1.01
* 6	02/03/2019 - 02/09/2019	0.97	1.00
* 7	02/10/2019 - 02/16/2019	0.96	0.99
* 8	02/17/2019 - 02/23/2019	0.96	0.99
* 9	02/24/2019 - 03/02/2019	0.96	0.99
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.97	1.00
*15	04/07/2019 - 04/13/2019	0.97	1.00
*16	04/14/2019 - 04/20/2019	0.97	1.00
*17	04/21/2019 - 04/27/2019	0.98	1.01
18	04/28/2019 - 05/04/2019	0.99	1.02
19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.02	1.05
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.04	1.07
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.05	1.08
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.05	1.08
31	07/28/2019 - 08/03/2019	1.04	1.07
32	08/04/2019 - 08/10/2019	1.03	1.06
33	08/11/2019 - 08/17/2019	1.03	1.06
34	08/18/2019 - 08/24/2019	1.03	1.06
35	08/25/2019 - 08/31/2019	1.04	1.07
36	09/01/2019 - 09/07/2019	1.05	1.08
37	09/08/2019 - 09/14/2019	1.05	1.08
38	09/15/2019 - 09/21/2019	1.06	1.09
39	09/22/2019 - 09/28/2019	1.05	1.08
40	09/29/2019 - 10/05/2019	1.03	1.06
41	10/06/2019 - 10/12/2019	1.02	1.05
42	10/13/2019 - 10/19/2019	1.00	1.03
43	10/20/2019 - 10/26/2019	1.00	1.03
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.00	1.03
46	11/10/2019 - 11/16/2019	1.00	1.03
47	11/17/2019 - 11/23/2019	1.00	1.03
48	11/24/2019 - 11/30/2019	1.00	1.03
49	12/01/2019 - 12/07/2019	1.00	1.03
50	12/08/2019 - 12/14/2019	1.00	1.03
51	12/15/2019 - 12/21/2019	1.00	1.03
52	12/22/2019 - 12/28/2019	1.00	1.03
53	12/29/2019 - 12/31/2019	1.00	1.03

* PEAK SEASON

14-FEB-2020 15:39:27

830UPD

4_9301_PKSEASON.TXT



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3307		Initial Operation Date		12/14/82				
Controller Type	2070 LN		System Number		3307				
Modification Number	10		Modification Date		11/20/2014				
Drawing/Project No	411438-1-52-01		FPL Grid Number		87574427507				
Intersection	STIRLING ROAD (SR 848) and BRYAN ROAD								
Municipality	DANIA BEACH								
Controller Phase	1	2	3	4	5	6	7	8	
Face Number	1	2	3			6		8	
Direction	EBL	WB				EB		SB	
Initial Green(MIN)	4	12				12		6	
Vehicle Ext.(GAP)	1.5	3.0				3.0		2.0	
Maximum Green I	15	50				50		25	
Maximum Green II									
Yellow Clearance	5.0	5.0				5.0		4.0	
All Red Clearance	2.0	2.0				2.0		2.0	
Phase Recall	OFF	MIN				MIN		OFF	
Detector Delay								20-RT	
Walk		7						5	
Pedestrian Clearance		12						16	
Permissive	5-SECT								
Flash Operation	YELLOW				YELLOW				RED

Attachment _____

NOTES:

1. ANTI-BACKDOWN EASTBOUND: PHASES 2+6 ON--->OMIT PHASE 1.
2. MOD 10 UPDATES YELLOW CLEARANCE VALUES PER FDOT STANDARDS.

Submitted By _____ Approved By _____

Station : 3307 - Stirling Rd & Bryan Rd (Standard File)

Phase	1 (EL)	2 (WT)	3	4	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk		7				7		5								
Ped Clearance		12						16								
Min Green	4	12				12		6								
Gap Ext	1.5	3				3		2								
Max1	15	50				50		25								
Max2																
Yellow Clr	5	5				5		4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2				2		2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON				ON		ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable		ON				ON			ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON	ON	ON	ON	ON	ON
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Coordination

[illegible]

[illegible][illegible]

User Comments:

TRAFFIC ENGINEERING DIVISION

SIGNALIZED INTERSECTION

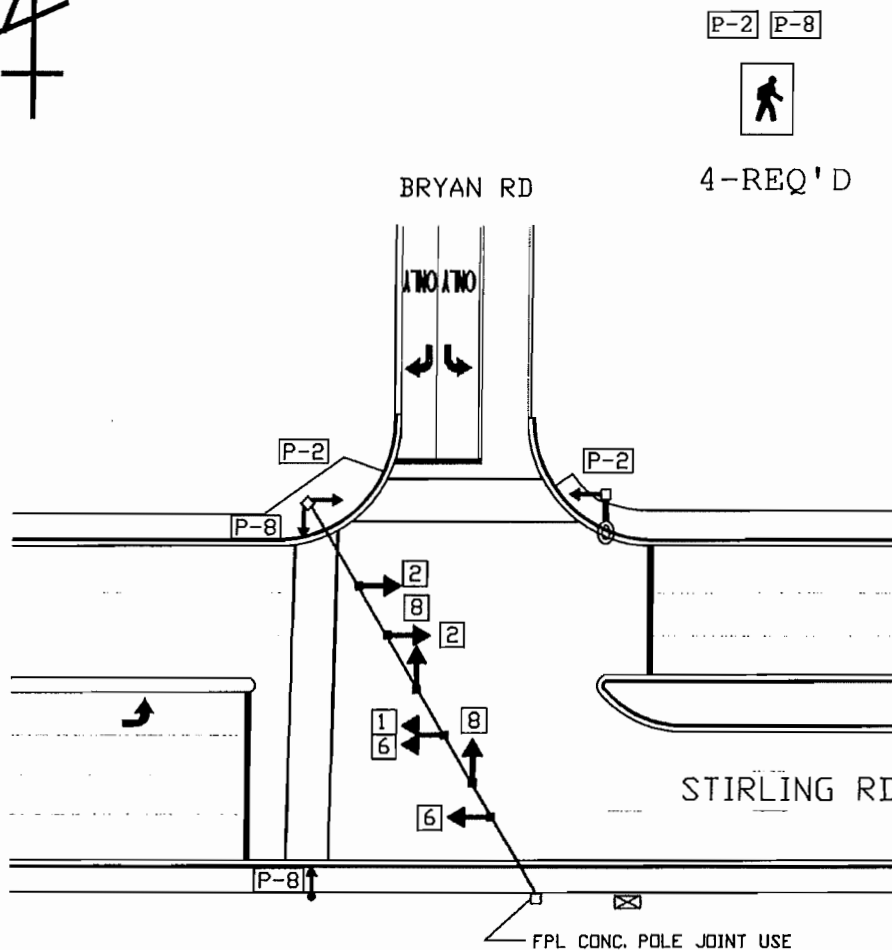
LOCATION **STIRLING ROAD & BRYAN ROAD**

ORDER NO. FDOT ISSUE DATE ---- REV NO. 3 COMPL DATE 12/13/07

DWG. NO. 10-01-12-01 FILE NO. 3307 CITY DANIA SCALE: 1" = 50'

DWN BY: LARRY

NORTH

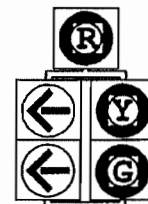


P-2 P-8



4-REQ'D

1 6



5-SECT
1-WAY
1-REQ'D

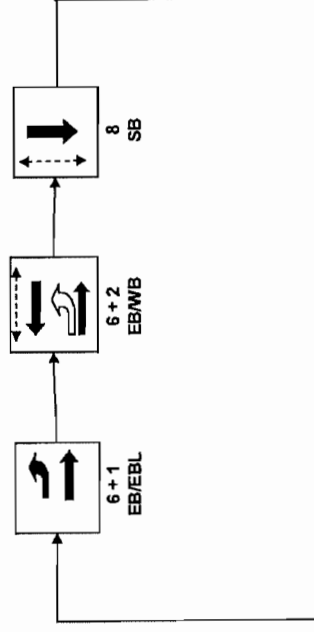
2 6 8



3-SECT
1-WAY
5-REQ'D

Sequence of Operation for (3307) Stirling Road and Bryan Road

Dania



Intersection

Int Delay, s/veh 2.7

Movement

	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	228	237	42	207	103	40
Future Vol, veh/h	228	237	42	207	103	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	125	75	-	0	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	248	258	46	225	112	43

Major/Minor

	Major1	Major2	Minor1
Conflicting Flow All	0	0	506
Stage 1	-	-	248
Stage 2	-	-	317
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1059	486
Stage 1	-	-	793
Stage 2	-	-	738
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1059	465
Mov Cap-2 Maneuver	-	-	465
Stage 1	-	-	793
Stage 2	-	-	706

Approach

	EB	WB	NB
HCM Control Delay, s	0	1.4	13.7
HCM LOS			B

Minor Lane/Major Mvmt

	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	465	791	-	-	1059	-
HCM Lane V/C Ratio	0.241	0.055	-	-	0.043	-
HCM Control Delay (s)	15.2	9.8	-	-	8.6	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.9	0.2	-	-	0.1	-

Intersection						
Int Delay, s/veh	4.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T	T	T	T
Traffic Vol, veh/h	118	68	139	65	50	178
Future Vol, veh/h	118	68	139	65	50	178
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	128	74	151	71	54	193
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	452	151	0	0	222	0
Stage 1	151	-	-	-	-	-
Stage 2	301	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	565	895	-	-	1347	-
Stage 1	877	-	-	-	-	-
Stage 2	751	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	542	895	-	-	1347	-
Mov Cap-2 Maneuver	601	-	-	-	-	-
Stage 1	877	-	-	-	-	-
Stage 2	721	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	12.5	0	1.7			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	683	1347	-	
HCM Lane V/C Ratio	-	-	0.296	0.04	-	
HCM Control Delay (s)	-	-	12.5	7.8	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	1.2	0.1	-	

Timings
3: Stirling Road & Bryan Road

Existing (2019) AM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↗↘	↑↑↑	↑↑↑	↗↘	↗
Traffic Volume (vph)	141	1027	933	80	127
Future Volume (vph)	141	1027	933	80	127
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	137.5	137.5	123.9	9.5	23.1
Actuated g/C Ratio	0.86	0.86	0.77	0.06	0.14
v/c Ratio	0.18	0.26	0.27	0.43	0.41
Control Delay	2.3	2.3	5.4	78.5	13.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	2.3	2.3	5.4	78.5	13.9
LOS	A	A	A	E	B
Approach Delay		2.3	5.4	38.8	
Approach LOS		A	A	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.43

Intersection Signal Delay: 6.8

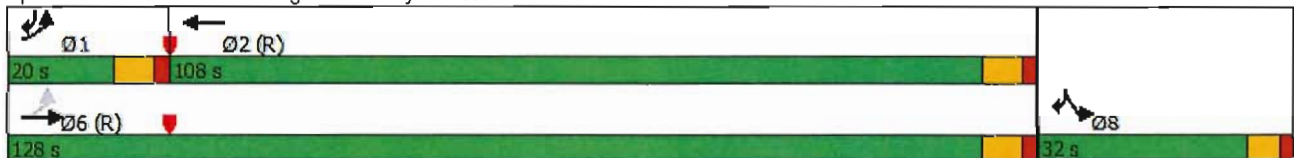
Intersection LOS: A

Intersection Capacity Utilization 44.9%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

Existing (2019) AM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	153	1116	1074	87	138
v/c Ratio	0.18	0.26	0.27	0.43	0.41
Control Delay	2.3	2.3	5.4	78.5	13.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	2.3	2.3	5.4	78.5	13.9
Queue Length 50th (ft)	9	59	102	46	6
Queue Length 95th (ft)	17	81	134	76	71
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	936	4368	3909	557	398
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.16	0.26	0.27	0.16	0.35
Intersection Summary					

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Existing (2019) AM Peak Hour.syn
08/04/2020

						
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	141	1027	933	55	80	127
Future Volume (veh/h)	141	1027	933	55	80	127
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	153	1116	1014	60	87	138
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	876	4184	3702	219	343	197
Arrive On Green	0.03	0.82	0.75	0.75	0.10	0.10
Sat Flow, veh/h	3456	5274	5099	291	3456	1585
Grp Volume(v), veh/h	153	1116	700	374	87	138
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1818	1728	1585
Q Serve(g_s), s	1.6	8.1	10.3	10.3	3.7	13.4
Cycle Q Clear(g_c), s	1.6	8.1	10.3	10.3	3.7	13.4
Prop In Lane	1.00			0.16	1.00	1.00
Lane Grp Cap(c), veh/h	876	4184	2556	1365	343	197
V/C Ratio(X)	0.17	0.27	0.27	0.27	0.25	0.70
Avail Cap(c_a), veh/h	1070	4184	2556	1365	562	297
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	4.3	3.3	6.3	6.3	66.6	67.2
Incr Delay (d2), s/veh	0.1	0.2	0.3	0.5	0.4	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	2.5	3.7	4.0	1.7	5.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	4.4	3.5	6.5	6.8	67.0	71.7
LnGrp LOS	A	A	A	A	E	E
Approach Vol, veh/h		1269	1074		225	
Approach Delay, s/veh		3.6	6.6		69.9	
Approach LOS		A	A		E	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	11.0	127.1			138.1	21.9
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+l1), s	3.6	12.3			10.1	15.4
Green Ext Time (p_c), s	0.3	9.6			11.9	0.5
Intersection Summary						
HCM 6th Ctrl Delay			10.7			
HCM 6th LOS			B			

Intersection						
Int Delay, s/veh	4.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Vol, veh/h	332	356	63	234	164	35
Future Vol, veh/h	332	356	63	234	164	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	125	75	-	0	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	361	387	68	254	178	38
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	748	0	751	361
Stage 1	-	-	-	-	361	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	861	-	378	684
Stage 1	-	-	-	-	705	-
Stage 2	-	-	-	-	684	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	861	-	348	684
Mov Cap-2 Maneuver	-	-	-	-	348	-
Stage 1	-	-	-	-	705	-
Stage 2	-	-	-	-	630	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	2		23		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	348	684	-	-	861	-
HCM Lane V/C Ratio	0.512	0.056	-	-	0.08	-
HCM Control Delay (s)	25.7	10.6	-	-	9.5	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	2.8	0.2	-	-	0.3	-

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖		↗	↖	↖	↗
Traffic Vol, veh/h	83	49	127	84	80	428
Future Vol, veh/h	83	49	127	84	80	428
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	90	53	138	91	87	465
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	777	138	0	0	229	0
Stage 1	138	-	-	-	-	-
Stage 2	639	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	365	910	-	-	1339	-
Stage 1	889	-	-	-	-	-
Stage 2	526	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	341	910	-	-	1339	-
Mov Cap-2 Maneuver	419	-	-	-	-	-
Stage 1	889	-	-	-	-	-
Stage 2	492	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	14.4	0	1.2			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	524	1339	-	
HCM Lane V/C Ratio	-	-	0.274	0.065	-	
HCM Control Delay (s)	-	-	14.4	7.9	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	1.1	0.2	-	

Timings
3: Stirling Road & Bryan Road

Existing (2019) PM Peak Hour.syn
08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	103	1030	1458	164	243
Future Volume (vph)	103	1030	1458	164	243
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	122.2	122.2	108.3	24.8	38.7
Actuated g/C Ratio	0.76	0.76	0.68	0.16	0.24
v/c Ratio	0.27	0.29	0.49	0.33	0.64
Control Delay	6.8	6.3	13.6	60.7	53.2
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	6.8	6.3	13.6	60.7	53.2
LOS	A	A	B	E	D
Approach Delay		6.4	13.6	56.2	
Approach LOS		A	B	E	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 16.6

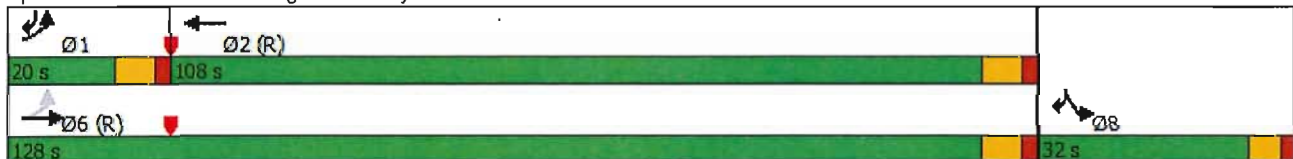
Intersection LOS: B

Intersection Capacity Utilization 55.7%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

Existing (2019) PM Peak Hour.syn
08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	112	1120	1663	178	264
v/c Ratio	0.27	0.29	0.49	0.33	0.64
Control Delay	6.8	6.3	13.6	60.7	53.2
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	6.8	6.3	13.6	60.7	53.2
Queue Length 50th (ft)	13	116	285	86	216
Queue Length 95th (ft)	26	167	382	119	297
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	537	3940	3433	596	457
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.21	0.28	0.48	0.30	0.58
Intersection Summary					

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Existing (2019) PM Peak Hour.syn
08/21/2020

						
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	103	1030	1458	72	164	243
Future Volume (veh/h)	103	1030	1458	72	164	243
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	1120	1585	78	178	264
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	491	3861	3427	169	562	297
Arrive On Green	0.03	0.76	0.69	0.69	0.16	0.16
Sat Flow, veh/h	3456	5274	5153	245	3456	1585
Grp Volume(v), veh/h	112	1120	1082	581	178	264
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1826	1728	1585
Q Serve(g_s), s	1.5	11.0	23.3	23.3	7.3	26.0
Cycle Q Clear(g_c), s	1.5	11.0	23.3	23.3	7.3	26.0
Prop In Lane	1.00			0.13	1.00	1.00
Lane Grp Cap(c), veh/h	491	3861	2340	1256	562	297
V/C Ratio(X)	0.23	0.29	0.46	0.46	0.32	0.89
Avail Cap(c_a), veh/h	685	3861	2340	1256	562	297
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	8.7	6.1	11.5	11.5	59.2	63.4
Incr Delay (d2), s/veh	0.2	0.2	0.7	1.2	0.3	26.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	3.9	8.9	9.8	3.2	12.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	9.0	6.3	12.1	12.7	59.5	89.5
LnGrp LOS	A	A	B	B	E	F
Approach Vol, veh/h		1232	1663		442	
Approach Delay, s/veh		6.5	12.3		77.4	
Approach LOS		A	B		E	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	11.0	117.0			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+1), s	3.5	25.3			13.0	28.0
Green Ext Time (p_c), s	0.2	20.5			12.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			18.8			
HCM 6th LOS			B			

Timings
1: Bryan Road & Old Griffin

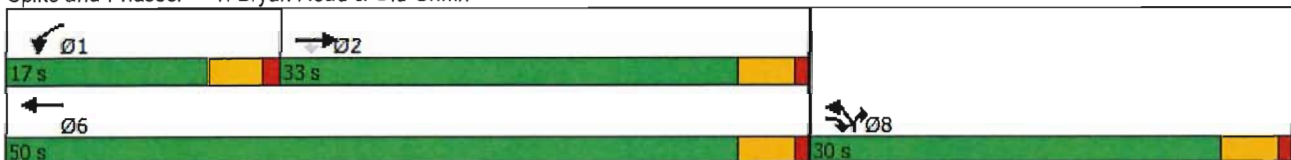
Background (2024) AM Peak Hour.syn
08/04/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↙	↗
Traffic Volume (vph)	247	534	78	224	245	95
Future Volume (vph)	247	534	78	224	245	95
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	9.5	22.5	22.5	22.5
Total Split (s)	33.0	30.0	17.0	50.0	30.0	30.0
Total Split (%)	41.3%	37.5%	21.3%	62.5%	37.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Max	None	None	Max	None	None
Act Effct Green (s)	34.7	57.2	8.8	45.7	16.9	16.9
Actuated g/C Ratio	0.48	0.80	0.12	0.64	0.24	0.24
v/c Ratio	0.30	0.42	0.39	0.20	0.64	0.23
Control Delay	15.6	1.4	35.3	7.0	31.7	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.6	1.4	35.3	7.0	31.7	6.1
LOS	B	A	D	A	C	A
Approach Delay	5.9			14.3	24.5	
Approach LOS	A			B	C	

Intersection Summary

Cycle Length: 80
 Actuated Cycle Length: 71.7
 Natural Cycle: 55
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.64
 Intersection Signal Delay: 12.1
 Intersection Capacity Utilization 44.9%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service A

Splits and Phases: 1: Bryan Road & Old Griffin



Queues
1: Bryan Road & Old Griffin

Background (2024) AM Peak Hour.syn
08/04/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	268	580	85	243	266	103
v/c Ratio	0.30	0.42	0.39	0.20	0.64	0.23
Control Delay	15.6	1.4	35.3	7.0	31.7	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.6	1.4	35.3	7.0	31.7	6.1
Queue Length 50th (ft)	71	3	35	38	106	0
Queue Length 95th (ft)	163	27	79	92	175	33
Internal Link Dist (ft)	969			851	206	
Turn Bay Length (ft)		125	75			150
Base Capacity (vph)	902	1448	310	1188	632	632
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.30	0.40	0.27	0.20	0.42	0.16
Intersection Summary						

HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin

Background (2024) AM Peak Hour.syn
08/04/2020

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↙	↗
Traffic Volume (veh/h)	247	534	78	224	245	95
Future Volume (veh/h)	247	534	78	224	245	95
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	268	580	85	243	266	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1035	1165	111	1277	324	
Arrive On Green	0.55	0.55	0.06	0.68	0.18	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	268	580	85	243	266	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	5.0	10.2	3.1	3.2	9.6	0.0
Cycle Q Clear(g_c), s	5.0	10.2	3.1	3.2	9.6	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1035	1165	111	1277	324	
V/C Ratio(X)	0.26	0.50	0.77	0.19	0.82	
Avail Cap(c_a), veh/h	1035	1165	334	1277	682	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	7.8	3.7	30.8	3.9	26.2	0.0
Incr Delay (d2), s/veh	0.6	1.5	10.6	0.3	5.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	5.4	1.6	1.0	4.3	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	8.4	5.2	41.3	4.2	31.3	0.0
LnGrp LOS	A	A	D	A	C	
Approach Vol, veh/h	848			328	266	A
Approach Delay, s/veh	6.2			13.8	31.3	
Approach LOS	A			B	C	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	8.6	41.4			50.0	16.6
Change Period (Y+Rc), s	4.5	4.5			4.5	4.5
Max Green Setting (Gmax), s	12.5	28.5			45.5	25.5
Max Q Clear Time (g_c+l1), s	5.1	12.2			5.2	11.6
Green Ext Time (p_c), s	0.1	3.7			1.5	0.7
Intersection Summary						
HCM 6th Ctrl Delay			12.6			
HCM 6th LOS			B			
Notes						
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.						

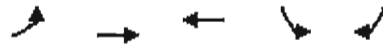
Intersection						
Int Delay, s/veh	4.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↰		↑	↱	↰	↑
Traffic Vol, veh/h	151	97	234	91	54	371
Future Vol, veh/h	151	97	234	91	54	371
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	164	105	254	99	59	403
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	775	254	0	0	353	0
Stage 1	254	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	366	785	-	-	1206	-
Stage 1	788	-	-	-	-	-
Stage 2	596	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	348	785	-	-	1206	-
Mov Cap-2 Maneuver	451	-	-	-	-	-
Stage 1	788	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	18.1	0	1			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	541	1206	-	
HCM Lane V/C Ratio	-	-	0.498	0.049	-	
HCM Control Delay (s)	-	-	18.1	8.1	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	2.8	0.2	-	

Timings

3: Stirling Road & Bryan Road

Background (2024) AM Peak Hour.syn

08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↖↗	↑↑↑	↑↑↑	↖↗	↗
Traffic Volume (vph)	372	1129	1049	142	291
Future Volume (vph)	372	1129	1049	142	291
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	122.0	122.0	103.2	25.0	43.8
Actuated g/C Ratio	0.76	0.76	0.64	0.16	0.27
v/c Ratio	0.59	0.32	0.39	0.29	0.62
Control Delay	9.4	6.6	14.5	59.5	38.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	9.4	6.6	14.5	59.5	38.5
LOS	A	A	B	E	D
Approach Delay		7.3	14.5	45.4	
Approach LOS		A	B	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 15.3

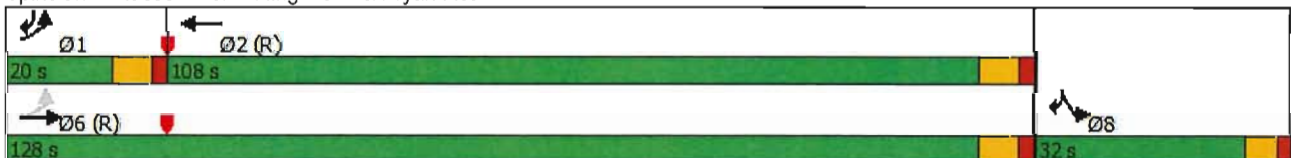
Intersection LOS: B

Intersection Capacity Utilization 54.9%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

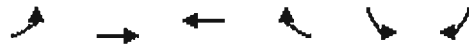
Background (2024) AM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	404	1227	1255	154	316
v/c Ratio	0.59	0.32	0.39	0.29	0.62
Control Delay	9.4	6.6	14.5	59.5	38.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	9.4	6.6	14.5	59.5	38.5
Queue Length 50th (ft)	53	133	214	74	200
Queue Length 95th (ft)	86	189	297	104	281
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	711	3944	3317	602	507
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.57	0.31	0.38	0.26	0.62
Intersection Summary					

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Background (2024) AM Peak Hour.syn
08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰↱	↑↑↑	↑↑↑		↰↱	↱
Traffic Volume (veh/h)	372	1129	1049	106	142	291
Future Volume (veh/h)	372	1129	1049	106	142	291
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	404	1227	1140	115	154	316
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	747	3861	3107	313	562	342
Arrive On Green	0.05	0.76	0.66	0.66	0.16	0.16
Sat Flow, veh/h	3456	5274	4882	475	3456	1585
Grp Volume(v), veh/h	404	1227	823	432	154	316
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1785	1728	1585
Q Serve(g_s), s	5.8	12.3	17.4	17.4	6.3	26.0
Cycle Q Clear(g_c), s	5.8	12.3	17.4	17.4	6.3	26.0
Prop In Lane	1.00			0.27	1.00	1.00
Lane Grp Cap(c), veh/h	747	3861	2244	1176	562	342
V/C Ratio(X)	0.54	0.32	0.37	0.37	0.27	0.92
Avail Cap(c_a), veh/h	843	3861	2244	1176	562	342
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.1	6.3	12.3	12.3	58.7	61.4
Incr Delay (d2), s/veh	0.6	0.2	0.5	0.9	0.3	29.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.3	6.8	7.3	2.8	15.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	9.7	6.5	12.7	13.1	59.0	91.4
LnGrp LOS	A	A	B	B	E	F
Approach Vol, veh/h		1631	1255		470	
Approach Delay, s/veh		7.3	12.9		80.8	
Approach LOS		A	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	15.5	112.5			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+I1), s	7.8	19.4			14.3	28.0
Green Ext Time (p_c), s	0.7	12.4			14.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			19.7			
HCM 6th LOS			B			

Timings

1: Bryan Road & Old Griffin Road

Background (2024) PM Peak Hour.syn

08/04/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↘	↗
Traffic Volume (vph)	359	684	106	253	514	171
Future Volume (vph)	359	684	106	253	514	171
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.4	24.0	11.4	24.4	24.0	24.0
Total Split (s)	28.0	37.0	15.0	43.0	37.0	37.0
Total Split (%)	35.0%	46.3%	18.8%	53.8%	46.3%	46.3%
Yellow Time (s)	4.4	3.7	4.4	4.4	3.7	3.7
All-Red Time (s)	2.0	2.3	2.0	2.0	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.0	6.4	6.4	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Min	None	None	Min	None	None
Act Effct Green (s)	18.9	55.2	8.5	29.7	27.1	27.1
Actuated g/C Ratio	0.27	0.79	0.12	0.42	0.39	0.39
v/c Ratio	0.78	0.57	0.54	0.35	0.82	0.26
Control Delay	38.5	4.7	44.6	15.1	32.8	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.5	4.7	44.6	15.1	32.8	4.7
LOS	D	A	D	B	C	A
Approach Delay	16.4			23.8	25.8	
Approach LOS	B			C	C	

Intersection Summary

Cycle Length: 80

Actuated Cycle Length: 70.3

Natural Cycle: 70

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 20.8

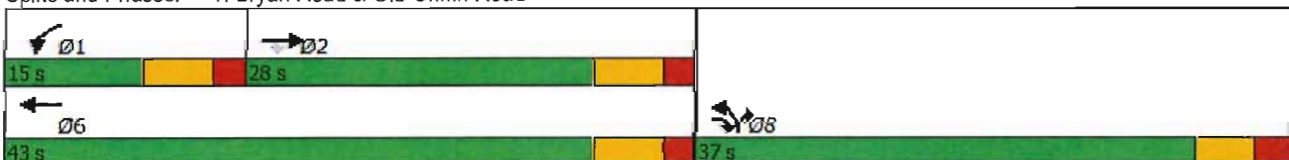
Intersection LOS: C

Intersection Capacity Utilization 68.9%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Bryan Road & Old Griffin Road

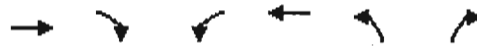


Queues

Background (2024) PM Peak Hour.syn

1: Bryan Road & Old Griffin Road

08/04/2020



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	390	743	115	275	559	186
v/c Ratio	0.78	0.57	0.54	0.35	0.82	0.26
Control Delay	38.5	4.7	44.6	15.1	32.8	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.5	4.7	44.6	15.1	32.8	4.7
Queue Length 50th (ft)	179	72	56	84	244	5
Queue Length 95th (ft)	#312	145	#121	137	#417	43
Internal Link Dist (ft)	969			851	206	
Turn Bay Length (ft)		125	75			150
Base Capacity (vph)	622	1313	235	1054	848	848
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.63	0.57	0.49	0.26	0.66	0.22

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin Road

Background (2024) PM Peak Hour.syn
08/04/2020

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (veh/h)	359	684	106	253	514	171
Future Volume (veh/h)	359	684	106	253	514	171
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	390	743	115	275	559	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	572	1032	147	896	616	
Arrive On Green	0.31	0.31	0.08	0.48	0.35	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	390	743	115	275	559	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	12.9	21.6	4.5	6.3	21.1	0.0
Cycle Q Clear(g_c), s	12.9	21.6	4.5	6.3	21.1	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	572	1032	147	896	616	
V/C Ratio(X)	0.68	0.72	0.78	0.31	0.91	
Avail Cap(c_a), veh/h	572	1032	217	969	781	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.5	8.1	31.8	11.3	22.0	0.0
Incr Delay (d2), s/veh	3.3	2.5	10.4	0.2	12.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	13.1	2.3	2.4	10.2	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	24.8	10.5	42.2	11.4	34.3	0.0
LnGrp LOS	C	B	D	B	C	
Approach Vol, veh/h	1133			390	559	A
Approach Delay, s/veh	15.5			20.5	34.3	
Approach LOS	B			C	C	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	12.2	28.0			40.2	30.4
Change Period (Y+Rc), s	6.4	6.4			6.4	6.0
Max Green Setting (Gmax), s	8.6	21.6			36.6	31.0
Max Q Clear Time (g_c+I1), s	6.5	23.6			8.3	23.1
Green Ext Time (p_c), s	0.0	0.0			1.7	1.3
Intersection Summary						
HCM 6th Ctrl Delay			21.5			
HCM 6th LOS			C			
Notes						
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.						

Intersection						
Int Delay, s/veh	4.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘		↑	↗	↘	↑
Traffic Vol, veh/h	114	77	325	150	87	661
Future Vol, veh/h	114	77	325	150	87	661
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	124	84	353	163	95	718
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1261	353	0	0	516	0
Stage 1	353	-	-	-	-	-
Stage 2	908	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	188	691	-	-	1050	-
Stage 1	711	-	-	-	-	-
Stage 2	393	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	171	691	-	-	1050	-
Mov Cap-2 Maneuver	283	-	-	-	-	-
Stage 1	711	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	26.3	0	1			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	371	1050	-	
HCM Lane V/C Ratio	-	-	0.56	0.09	-	
HCM Control Delay (s)	-	-	26.3	8.8	-	
HCM Lane LOS	-	-	D	A	-	
HCM 95th %tile Q(veh)	-	-	3.3	0.3	-	

Timings
3: Stirling Road & Bryan Road

Background (2024) PM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↔↔	↑↑↑	↑↑↑	↔↔	↗
Traffic Volume (vph)	359	1162	1619	262	643
Future Volume (vph)	359	1162	1619	262	643
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	107.1	107.1	87.1	39.9	59.9
Actuated g/C Ratio	0.67	0.67	0.54	0.25	0.37
v/c Ratio	1.00	0.37	0.70	0.33	1.15
Control Delay	86.1	11.7	27.6	52.5	127.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	86.1	11.7	27.6	52.5	127.7
LOS	F	B	C	D	F
Approach Delay		29.3	27.6	105.9	
Approach LOS		C	C	F	

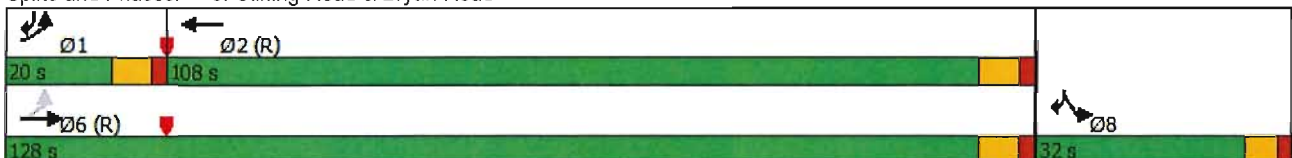
Intersection Summary

Cycle Length: 160
 Actuated Cycle Length: 160
 Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.15
 Intersection Signal Delay: 45.2
 Intersection Capacity Utilization 85.1%
 Analysis Period (min) 15

Intersection LOS: D

ICU Level of Service E

Splits and Phases: 3: Stirling Road & Bryan Road



Queues

Background (2024) PM Peak Hour.syn

3: Stirling Road & Bryan Road

08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	390	1263	1913	285	699
v/c Ratio	1.00	0.37	0.70	0.33	1.15
Control Delay	86.1	11.7	27.6	52.5	127.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	86.1	11.7	27.6	52.5	127.7
Queue Length 50th (ft)	148	197	515	127	~847
Queue Length 95th (ft)	#250	175	481	188	#1211
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	391	3845	3177	856	608
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	1.00	0.33	0.60	0.33	1.15

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.

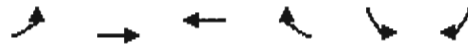
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Background (2024) PM Peak Hour.syn
08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	←	→	←	→	←	→
Traffic Volume (veh/h)	359	1162	1619	141	262	643
Future Volume (veh/h)	359	1162	1619	141	262	643
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	390	1263	1760	153	285	699
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	480	3861	3161	274	562	340
Arrive On Green	0.05	0.76	0.66	0.66	0.16	0.16
Sat Flow, veh/h	3456	5274	4953	415	3456	1585
Grp Volume(v), veh/h	390	1263	1251	662	285	699
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1796	1728	1585
Q Serve(g_s), s	5.6	12.8	31.5	31.7	12.0	26.0
Cycle Q Clear(g_c), s	5.6	12.8	31.5	31.7	12.0	26.0
Prop In Lane	1.00			0.23	1.00	1.00
Lane Grp Cap(c), veh/h	480	3861	2249	1186	562	340
V/C Ratio(X)	0.81	0.33	0.56	0.56	0.51	2.06
Avail Cap(c_a), veh/h	581	3861	2249	1186	562	340
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.1	6.3	14.6	14.6	61.2	62.8
Incr Delay (d2), s/veh	7.3	0.2	1.0	1.9	0.8	485.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	4.5	12.4	13.4	5.4	59.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	30.4	6.5	15.6	16.5	61.9	548.6
LnGrp LOS	C	A	B	B	E	F
Approach Vol, veh/h		1653	1913		984	
Approach Delay, s/veh		12.2	15.9		407.6	
Approach LOS		B	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	15.3	112.7			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+I1), s	7.6	33.7			14.8	28.0
Green Ext Time (p_c), s	0.7	26.5			14.7	0.0
Intersection Summary						
HCM 6th Ctrl Delay			99.3			
HCM 6th LOS			F			

Timings
1: Bryan Road & Old Griffin

Future Total (2024) AM Peak Hour.syn
08/21/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↙	↗
Traffic Volume (vph)	247	567	91	224	304	118
Future Volume (vph)	247	567	91	224	304	118
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.4	24.0	11.4	24.4	24.0	24.0
Total Split (s)	33.0	30.0	17.0	50.0	30.0	30.0
Total Split (%)	41.3%	37.5%	21.3%	62.5%	37.5%	37.5%
Yellow Time (s)	4.4	3.7	4.4	4.4	3.7	3.7
All-Red Time (s)	2.0	2.3	2.0	2.0	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.0	6.4	6.4	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Min	None	None	Min	None	None
Act Effct Green (s)	14.2	41.0	9.0	25.5	17.1	17.1
Actuated g/C Ratio	0.25	0.72	0.16	0.45	0.30	0.30
v/c Ratio	0.57	0.49	0.35	0.29	0.62	0.23
Control Delay	26.4	3.1	30.2	10.6	24.6	5.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.4	3.1	30.2	10.6	24.6	5.1
LOS	C	A	C	B	C	A
Approach Delay	10.2			16.3	19.2	
Approach LOS	B			B	B	

Intersection Summary

Cycle Length: 80

Actuated Cycle Length: 56.6

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 13.9

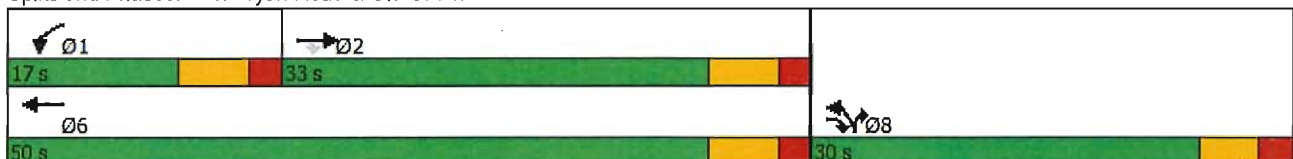
Intersection LOS: B

Intersection Capacity Utilization 50.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Bryan Road & Old Griffin



HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin

Future Total (2024) AM Peak Hour.syn
08/21/2020

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Volume (veh/h)	247	567	91	224	304	118
Future Volume (veh/h)	247	567	91	224	304	118
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	268	616	99	243	330	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	669	925	129	1023	403	
Arrive On Green	0.36	0.36	0.07	0.55	0.23	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	268	616	99	243	330	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	5.9	14.5	3.0	3.7	9.6	0.0
Cycle Q Clear(g_c), s	5.9	14.5	3.0	3.7	9.6	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	669	925	129	1023	403	
V/C Ratio(X)	0.40	0.67	0.77	0.24	0.82	
Avail Cap(c_a), veh/h	910	1130	346	1492	782	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	13.2	7.7	24.9	6.4	20.1	0.0
Incr Delay (d2), s/veh	0.4	1.1	9.3	0.1	4.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	7.2	1.5	1.1	4.1	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	13.5	8.8	34.2	6.6	24.3	0.0
LnGrp LOS	B	A	C	A	C	
Approach Vol, veh/h	884			342	330	A
Approach Delay, s/veh	10.3			14.6	24.3	
Approach LOS	B			B	C	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	10.3	26.0			36.3	18.3
Change Period (Y+Rc), s	6.4	6.4			6.4	6.0
Max Green Setting (Gmax), s	10.6	26.6			43.6	24.0
Max Q Clear Time (g_c+I1), s	5.0	16.5			5.7	11.6
Green Ext Time (p_c), s	0.1	3.1			1.5	0.8
Intersection Summary						
HCM 6th Ctrl Delay			14.2			
HCM 6th LOS			B			
Notes						

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection						
Int Delay, s/veh	5.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T	T	T	T
Traffic Vol, veh/h	159	97	316	105	54	418
Future Vol, veh/h	159	97	316	105	54	418
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	145	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	173	105	343	114	59	454
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	915	343	0	0	457	0
Stage 1	343	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	303	700	-	-	1104	-
Stage 1	719	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	287	700	-	-	1104	-
Mov Cap-2 Maneuver	406	-	-	-	-	-
Stage 1	719	-	-	-	-	-
Stage 2	535	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	22.1	0	1			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	483	1104	-	
HCM Lane V/C Ratio	-	-	0.576	0.053	-	
HCM Control Delay (s)	-	-	22.1	8.4	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	3.6	0.2	-	

Timings

3: Stirling Road & Bryan Road

Future Total (2024) AM Peak Hour.syn

08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	433	1129	1049	172	399
Future Volume (vph)	433	1129	1049	172	399
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	112.7	112.7	90.5	34.3	56.5
Actuated g/C Ratio	0.70	0.70	0.57	0.21	0.35
v/c Ratio	0.71	0.34	0.45	0.25	0.70
Control Delay	16.0	10.0	21.4	51.9	38.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	16.0	10.0	21.4	51.9	38.9
LOS	B	A	C	D	D
Approach Delay		11.7	21.4	42.8	
Approach LOS		B	C	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.71

Intersection Signal Delay: 20.5

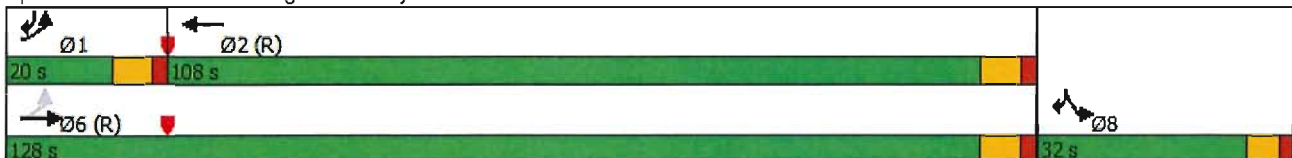
Intersection LOS: C

Intersection Capacity Utilization 58.5%

ICU Level of Service B

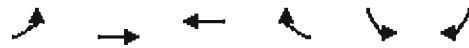
Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



HCM 6th Signalized Intersection Summary 3: Stirling Road & Bryan Road

Future Total (2024) AM Peak Hour.syn
08/21/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖↗	↑↑↑	↑↑↑		↖↗	↗
Traffic Volume (veh/h)	433	1129	1049	123	172	399
Future Volume (veh/h)	433	1129	1049	123	172	399
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	471	1227	1140	134	187	434
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	753	3861	3021	355	562	353
Arrive On Green	0.06	0.76	0.65	0.65	0.16	0.16
Sat Flow, veh/h	3456	5274	4801	544	3456	1585
Grp Volume(v), veh/h	471	1227	838	436	187	434
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1772	1728	1585
Q Serve(g_s), s	6.9	12.3	18.2	18.2	7.7	26.0
Cycle Q Clear(g_c), s	6.9	12.3	18.2	18.2	7.7	26.0
Prop In Lane	1.00			0.31	1.00	1.00
Lane Grp Cap(c), veh/h	753	3861	2220	1156	562	353
V/C Ratio(X)	0.63	0.32	0.38	0.38	0.33	1.23
Avail Cap(c_a), veh/h	825	3861	2220	1156	562	353
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.9	6.3	12.8	12.8	59.3	62.2
Incr Delay (d2), s/veh	1.3	0.2	0.5	0.9	0.3	125.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	4.3	7.1	7.6	3.4	26.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	11.2	6.5	13.3	13.8	59.7	187.4
LnGrp LOS	B	A	B	B	E	F
Approach Vol, veh/h		1698	1274		621	
Approach Delay, s/veh		7.8	13.5		148.9	
Approach LOS		A	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	16.7	111.3			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+I1), s	8.9	20.2			14.3	28.0
Green Ext Time (p_c), s	0.7	12.8			14.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			34.2			
HCM 6th LOS			C			

HCM 6th TWSC
4: Bryan Road & *North Driveway

Future Total (2024) AM Peak Hour.syn
08/21/2020

Intersection						
Int Delay, s/veh	2.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	↑	↑
Traffic Vol, veh/h	86	59	387	61	42	566
Future Vol, veh/h	86	59	387	61	42	566
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	93	64	421	66	46	615
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1128	421	0	0	487	0
Stage 1	421	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	226	632	-	-	1076	-
Stage 1	662	-	-	-	-	-
Stage 2	489	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	216	632	-	-	1076	-
Mov Cap-2 Maneuver	344	-	-	-	-	-
Stage 1	662	-	-	-	-	-
Stage 2	468	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	18.5	0	0.6			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	422	1076	-	
HCM Lane V/C Ratio	-	-	0.373	0.042	-	
HCM Control Delay (s)	-	-	18.5	8.5	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.7	0.1	-	

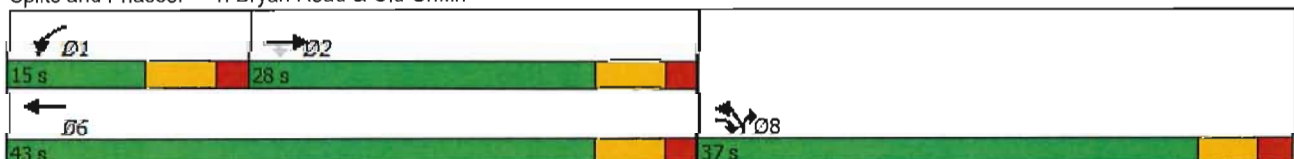
Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	W	↑
Traffic Vol, veh/h	89	62	386	63	44	608
Future Vol, veh/h	89	62	386	63	44	608
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	97	67	420	68	48	661
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1177	420	0	0	488	0
Stage 1	420	-	-	-	-	-
Stage 2	757	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	211	633	-	-	1075	-
Stage 1	663	-	-	-	-	-
Stage 2	463	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	202	633	-	-	1075	-
Mov Cap-2 Maneuver	328	-	-	-	-	-
Stage 1	663	-	-	-	-	-
Stage 2	442	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	19.6	0	0.6			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	409	1075	-	
HCM Lane V/C Ratio	-	-	0.401	0.044	-	
HCM Control Delay (s)	-	-	19.6	8.5	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.9	0.1	-	

Timings
1: Bryan Road & Old Griffin

Future Total (2024) PM Peak Hour.syn
08/21/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Volume (vph)	359	752	133	253	549	185
Future Volume (vph)	359	752	133	253	549	185
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.4	24.0	11.4	24.4	24.0	24.0
Total Split (s)	28.0	37.0	15.0	43.0	37.0	37.0
Total Split (%)	35.0%	46.3%	18.8%	53.8%	46.3%	46.3%
Yellow Time (s)	4.4	3.7	4.4	4.4	3.7	3.7
All-Red Time (s)	2.0	2.3	2.0	2.0	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.0	6.4	6.4	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Min	None	None	Min	None	None
Act Effct Green (s)	19.2	54.8	8.5	34.2	29.1	29.1
Actuated g/C Ratio	0.25	0.72	0.11	0.45	0.38	0.38
v/c Ratio	0.82	0.68	0.74	0.33	0.88	0.28
Control Delay	43.3	7.6	57.9	15.1	38.8	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.3	7.6	57.9	15.1	38.8	5.2
LOS	D	A	E	B	D	A
Approach Delay	19.1			29.9	30.4	
Approach LOS	B			C	C	
Intersection Summary						
Cycle Length: 80						
Actuated Cycle Length: 75.8						
Natural Cycle: 80						
Control Type: Actuated-Uncoordinated						
Maximum v/c Ratio: 0.88						
Intersection Signal Delay: 24.7				Intersection LOS: C		
Intersection Capacity Utilization 72.3%				ICU Level of Service C		
Analysis Period (min) 15						

Splits and Phases: 1: Bryan Road & Old Griffin



Queues

Future Total (2024) PM Peak Hour.syn

1: Bryan Road & Old Griffin

08/21/2020



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	390	817	145	275	597	201
v/c Ratio	0.82	0.68	0.74	0.33	0.88	0.28
Control Delay	43.3	7.6	57.9	15.1	38.8	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.3	7.6	57.9	15.1	38.8	5.2
Queue Length 50th (ft)	179	120	72	84	269	9
Queue Length 95th (ft)	#312	223	#164	137	#462	49
Internal Link Dist (ft)	969			851	206	
Turn Bay Length (ft)		125	75			150
Base Capacity (vph)	536	1237	203	909	731	755
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.73	0.66	0.71	0.30	0.82	0.27

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin

Future Total (2024) PM Peak Hour.syn
08/21/2020

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (veh/h)	359	752	133	253	549	185
Future Volume (veh/h)	359	752	133	253	549	185
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	390	817	145	275	597	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	537	1028	181	885	645	
Arrive On Green	0.29	0.29	0.10	0.47	0.36	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	390	817	145	275	597	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	14.1	21.6	6.0	6.8	24.2	0.0
Cycle Q Clear(g_c), s	14.1	21.6	6.0	6.8	24.2	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	537	1028	181	885	645	
V/C Ratio(X)	0.73	0.79	0.80	0.31	0.93	
Avail Cap(c_a), veh/h	537	1028	204	910	734	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.2	8.4	33.1	12.2	23.1	0.0
Incr Delay (d2), s/veh	4.9	4.4	18.5	0.2	16.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.7	16.0	3.4	2.7	12.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	29.1	12.8	51.6	12.4	39.6	0.0
LnGrp LOS	C	B	D	B	D	
Approach Vol, veh/h	1207			420	597	A
Approach Delay, s/veh	18.1			25.9	39.6	
Approach LOS	B			C	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	14.0	28.0			42.0	33.2
Change Period (Y+Rc), s	6.4	6.4			6.4	6.0
Max Green Setting (Gmax), s	8.6	21.6			36.6	31.0
Max Q Clear Time (g_c+I1), s	8.0	23.6			8.8	26.2
Green Ext Time (p_c), s	0.0	0.0			1.7	1.0

Intersection Summary

HCM 6th Ctrl Delay 25.3
HCM 6th LOS C

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

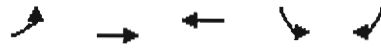
Intersection						
Int Delay, s/veh	5.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	130	77	373	158	87	757
Future Vol, veh/h	130	77	373	158	87	757
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	145	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	141	84	405	172	95	823
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1418	405	0	0	577	0
Stage 1	405	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	151	646	-	-	996	-
Stage 1	673	-	-	-	-	-
Stage 2	351	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 137	646	-	-	996	-
Mov Cap-2 Maneuver	249	-	-	-	-	-
Stage 1	673	-	-	-	-	-
Stage 2	318	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	38.2	0		0.9		
HCM LOS	E					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	323	996	-	
HCM Lane V/C Ratio	-	-	0.697	0.095	-	
HCM Control Delay (s)	-	-	38.2	9	-	
HCM Lane LOS	-	-	E	A	-	
HCM 95th %tile Q(veh)	-	-	4.9	0.3	-	
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Timings

3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour.syn

08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↔↔	↑↑↑	↑↑↑	↔↔	↗
Traffic Volume (vph)	485	1162	1619	280	706
Future Volume (vph)	485	1162	1619	280	706
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	108.7	108.7	88.7	38.3	58.3
Actuated g/C Ratio	0.68	0.68	0.55	0.24	0.36
v/c Ratio	1.36	0.37	0.70	0.37	1.29
Control Delay	212.2	11.0	26.8	54.2	183.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	212.2	11.0	26.8	54.2	183.7
LOS	F	B	C	D	F
Approach Delay		70.3	26.8	146.9	
Approach LOS		E	C	F	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.36

Intersection Signal Delay: 69.7

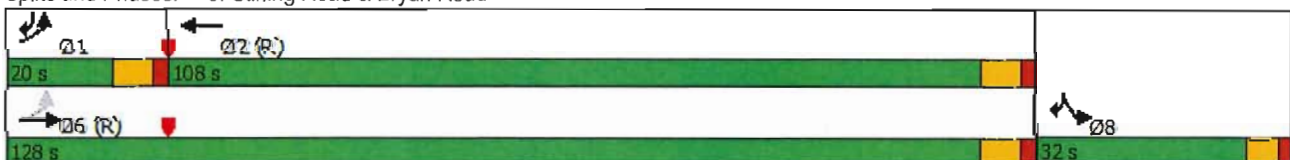
Intersection LOS: E

Intersection Capacity Utilization 89.7%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour.syn
08/21/2020



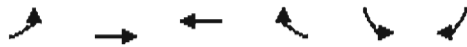
Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	527	1263	1951	304	767
v/c Ratio	1.36	0.37	0.70	0.37	1.29
Control Delay	212.2	11.0	26.8	54.2	183.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	212.2	11.0	26.8	54.2	183.7
Queue Length 50th (ft)	~309	190	519	138	~1014
Queue Length 95th (ft)	#418	168	483	202	#1379
Internal Link Dist (ft)		568	596	552	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	388	3845	3170	822	593
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	1.36	0.33	0.62	0.37	1.29

Intersection Summary

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour.syn
08/21/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰↱	↑↑↑	↑↑↑		↰↱	↱
Traffic Volume (veh/h)	485	1162	1619	176	280	706
Future Volume (veh/h)	485	1162	1619	176	280	706
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	527	1263	1760	191	304	767
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	549	3861	2953	319	562	386
Arrive On Green	0.08	0.76	0.63	0.63	0.16	0.16
Sat Flow, veh/h	3456	5274	4846	506	3456	1585
Grp Volume(v), veh/h	527	1263	1279	672	304	767
Grp Sat Flow(s), veh/h/ln	1728	1702	1702	1779	1728	1585
Q Serve(g_s), s	11.8	12.8	35.5	35.8	12.9	26.0
Cycle Q Clear(g_c), s	11.8	12.8	35.5	35.8	12.9	26.0
Prop In Lane	1.00			0.28	1.00	1.00
Lane Grp Cap(c), veh/h	549	3861	2149	1123	562	386
V/C Ratio(X)	0.96	0.33	0.60	0.60	0.54	1.99
Avail Cap(c_a), veh/h	549	3861	2149	1123	562	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.5	6.3	17.4	17.5	61.5	60.5
Incr Delay (d2), s/veh	28.4	0.2	1.2	2.4	1.1	452.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.0	4.5	14.2	15.3	5.8	64.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	64.9	6.5	18.6	19.8	62.6	513.0
LnGrp LOS	E	A	B	B	E	F
Approach Vol, veh/h		1790	1951		1071	
Approach Delay, s/veh		23.7	19.1		385.2	
Approach LOS		C	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	108.0			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+l1), s	13.8	37.8			14.8	28.0
Green Ext Time (p_c), s	0.0	27.1			14.7	0.0
Intersection Summary						
HCM 6th Ctrl Delay			102.3			
HCM 6th LOS			F			

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	W	↑
Traffic Vol, veh/h	65	45	522	119	82	861
Future Vol, veh/h	65	45	522	119	82	861
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	71	49	567	129	89	936

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1681	567	0	0	696	0
Stage 1	567	-	-	-	-	-
Stage 2	1114	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	104	523	-	-	900	-
Stage 1	568	-	-	-	-	-
Stage 2	314	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	94	523	-	-	900	-
Mov Cap-2 Maneuver	209	-	-	-	-	-
Stage 1	568	-	-	-	-	-
Stage 2	283	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	27.5	0	0.8
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	277	900
HCM Lane V/C Ratio	-	-	0.432	0.099
HCM Control Delay (s)	-	-	27.5	9.4
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	2.1	0.3

Intersection						
Int Delay, s/veh	3.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		U	U	W	U
Traffic Vol, veh/h	89	47	594	123	86	840
Future Vol, veh/h	89	47	594	123	86	840
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	97	51	646	134	93	913

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1745	646	0	0	780
Stage 1	646	-	-	-	-
Stage 2	1099	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	~ 95	472	-	-	837
Stage 1	522	-	-	-	-
Stage 2	319	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	~ 84	472	-	-	837
Mov Cap-2 Maneuver	202	-	-	-	-
Stage 1	522	-	-	-	-
Stage 2	284	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	37.7	0	0.9
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	252	837
HCM Lane V/C Ratio	-	-	0.587	0.112
HCM Control Delay (s)	-	-	37.7	9.8
HCM Lane LOS	-	-	E	A
HCM 95th %tile Q(veh)	-	-	3.4	0.4

Notes			
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon			

Timings
3: Stirling Road & Bryan Road

Future Total (2024) AM Peak Hour-Improvement.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	←←	↑↑↑	↑↑↑	←←	↑
Traffic Volume (vph)	433	1129	1049	172	399
Future Volume (vph)	433	1129	1049	172	399
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	39.0	101.0	62.0	59.0	
Total Split (%)	24.4%	63.1%	38.8%	36.9%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	107.5	107.5	79.0	39.5	68.0
Actuated g/C Ratio	0.67	0.67	0.49	0.25	0.42
v/c Ratio	0.65	0.36	0.51	0.22	0.64
Control Delay	17.9	12.4	30.0	47.2	38.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.9	12.4	30.0	47.2	38.4
LOS	B	B	C	D	D
Approach Delay		14.0	30.0	41.1	
Approach LOS		B	C	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.65

Intersection Signal Delay: 24.3

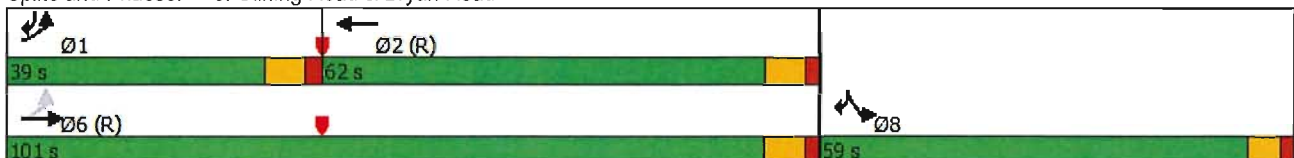
Intersection LOS: C

Intersection Capacity Utilization 58.5%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues

Future Total (2024) AM Peak Hour-Improvement.syn

3: Stirling Road & Bryan Road

08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	471	1227	1274	187	434
v/c Ratio	0.65	0.36	0.51	0.22	0.64
Control Delay	17.9	12.4	30.0	47.2	38.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.9	12.4	30.0	47.2	38.4
Queue Length 50th (ft)	91	193	324	80	344
Queue Length 95th (ft)	165	270	456	106	372
Internal Link Dist (ft)		568	596	552	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	921	3416	2476	1137	775
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.51	0.36	0.51	0.16	0.56
Intersection Summary					

HCM 6th Signalized Intersection SummaryFuture Total (2024) AM Peak Hour-Improvement.syn
3: Stirling Road & Bryan Road

08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	←	↑↑↑	←	↑↑↑	←	↑
Traffic Volume (veh/h)	433	1129	1049	123	172	399
Future Volume (veh/h)	433	1129	1049	123	172	399
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	471	1227	1140	134	187	434
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	687	3319	2424	285	929	558
Arrive On Green	0.08	0.65	0.52	0.52	0.27	0.27
Sat Flow, veh/h	3456	5274	4801	544	3456	1585
Grp Volume(v), veh/h	471	1227	838	436	187	434
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1772	1728	1585
Q Serve(g_s), s	9.6	17.7	24.9	24.9	6.7	39.1
Cycle Q Clear(g_c), s	9.6	17.7	24.9	24.9	6.7	39.1
Prop In Lane	1.00			0.31	1.00	1.00
Lane Grp Cap(c), veh/h	687	3319	1781	927	929	558
V/C Ratio(X)	0.69	0.37	0.47	0.47	0.20	0.78
Avail Cap(c_a), veh/h	1091	3319	1781	927	1145	657
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.6	12.9	24.1	24.1	45.2	46.3
Incr Delay (d2), s/veh	1.2	0.3	0.9	1.7	0.1	5.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.9	6.9	10.4	11.0	2.9	16.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	19.8	13.2	25.0	25.8	45.3	51.3
LnGrp LOS	B	B	C	C	D	D
Approach Vol, veh/h		1698	1274		621	
Approach Delay, s/veh		15.0	25.3		49.5	
Approach LOS		B	C		D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.3	90.7			111.0	49.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	32.0	55.0			94.0	53.0
Max Q Clear Time (g_c+l1), s	11.6	26.9			19.7	41.1
Green Ext Time (p_c), s	1.7	10.5			13.8	1.9
Intersection Summary						
HCM 6th Ctrl Delay			24.6			
HCM 6th LOS			C			

Timings
3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour-Improvement.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↔↔	↑↑↑	↑↑↑	↔↔	↗
Traffic Volume (vph)	485	1162	1619	280	706
Future Volume (vph)	485	1162	1619	280	706
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	28.0	100.0	72.0	60.0	
Total Split (%)	17.5%	62.5%	45.0%	37.5%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	93.0	93.0	65.0	54.0	82.0
Actuated g/C Ratio	0.58	0.58	0.41	0.34	0.51
v/c Ratio	0.97	0.43	0.95	0.26	0.94
Control Delay	81.4	19.2	57.5	39.3	57.6
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	81.4	19.2	57.5	39.3	57.6
LOS	F	B	E	D	E
Approach Delay		37.5	57.5	52.4	
Approach LOS		D	E	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.97

Intersection Signal Delay: 48.9

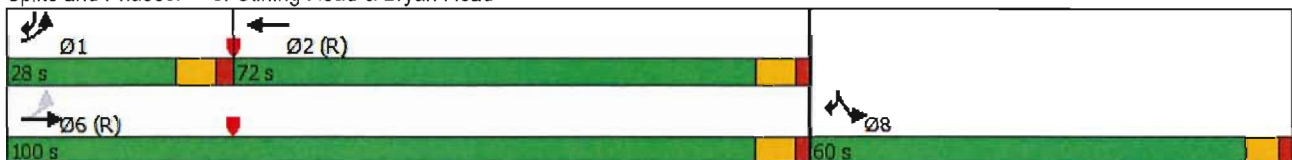
Intersection LOS: D

Intersection Capacity Utilization 89.7%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues

Future Total (2024) PM Peak Hour-Improvement.syn

3: Stirling Road & Bryan Road

08/04/2020



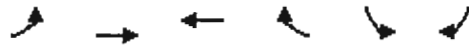
Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	527	1263	1951	304	767
v/c Ratio	0.97	0.43	0.95	0.26	0.94
Control Delay	81.4	19.2	57.5	39.3	57.6
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	81.4	19.2	57.5	39.3	57.6
Queue Length 50th (ft)	235	260	717	119	741
Queue Length 95th (ft)	#356	295	#806	160	#1038
Internal Link Dist (ft)		568	596	552	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	541	2955	2043	1158	812
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.97	0.43	0.95	0.26	0.94

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection SummaryFuture Total (2024) PM Peak Hour-Improvement.syn
3: Stirling Road & Bryan Road

08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	←←	→→→	←←→		←←	→
Traffic Volume (veh/h)	485	1162	1619	176	280	706
Future Volume (veh/h)	485	1162	1619	176	280	706
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	527	1263	1760	191	304	767
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	564	2968	1900	205	1166	743
Arrive On Green	0.13	0.58	0.41	0.41	0.34	0.34
Sat Flow, veh/h	3456	5274	4846	506	3456	1585
Grp Volume(v), veh/h	527	1263	1279	672	304	767
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1779	1728	1585
Q Serve(g_s), s	19.0	22.0	57.2	57.7	10.2	54.0
Cycle Q Clear(g_c), s	19.0	22.0	57.2	57.7	10.2	54.0
Prop In Lane	1.00			0.28	1.00	1.00
Lane Grp Cap(c), veh/h	564	2968	1383	723	1166	743
V/C Ratio(X)	0.94	0.43	0.92	0.93	0.26	1.03
Avail Cap(c_a), veh/h	564	2968	1383	723	1166	743
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	18.6	45.2	45.3	38.5	42.5
Incr Delay (d2), s/veh	23.1	0.4	11.8	20.2	0.1	41.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.5	8.9	26.3	29.4	4.4	37.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	74.5	19.1	57.0	65.5	38.6	84.1
LnGrp LOS	E	B	E	E	D	F
Approach Vol, veh/h		1790	1951		1071	
Approach Delay, s/veh		35.4	59.9		71.2	
Approach LOS		D	E		E	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	28.0	72.0			100.0	60.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	21.0	65.0			93.0	54.0
Max Q Clear Time (g_c+I1), s	21.0	59.7			24.0	56.0
Green Ext Time (p_c), s	0.0	4.6			14.4	0.0
Intersection Summary						
HCM 6th Ctrl Delay			53.3			
HCM 6th LOS			D			



Arborist Report

Dania Beach Marina Redevelopment ***Dania Beach, Florida***

Prepared for:

Dania Beach Marina Corporation
90 North Bryan Road
Dania Beach, FL 33004

148823009
June 2020
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Sarasota, FL 34236
941-379-7600



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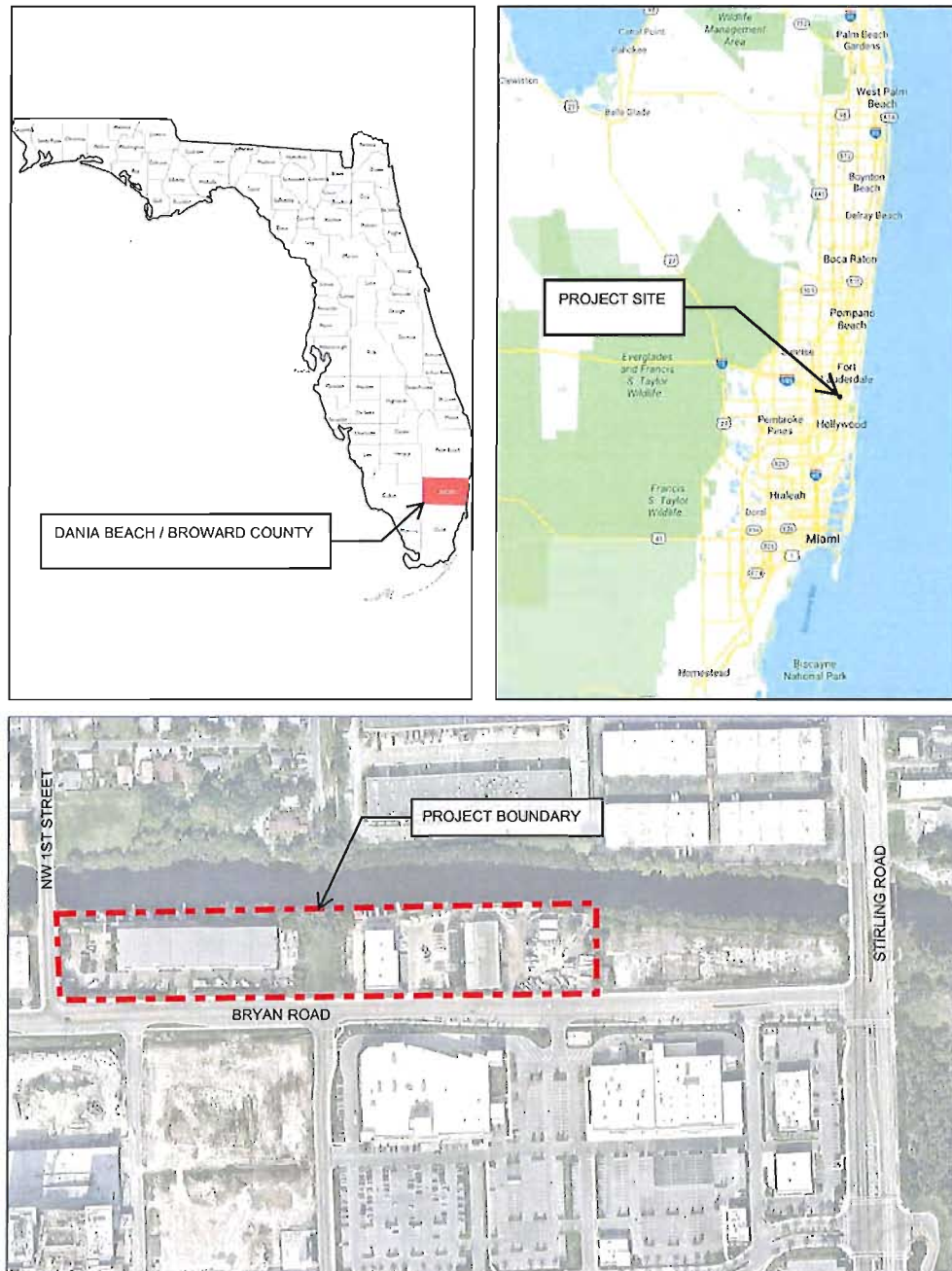
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Arborist Report
Dania Beach Marina Redevelopment
Dania Beach, Florida

1.0 INTRODUCTION

Kimley-Horn and Associates, Inc. has performed an observation of existing trees on the approximate 6± acre property located at 90 North Bryan Road, 70 and 50 South Bryan Road in the city of Dania Beach, Florida. A location map is attached as **Figure 1**. A certified arborist performed a field visit on June 16th and June 17th 2020 to observe and document the condition of existing trees and palms on the subject property. The observation data was performed and recorded per the Guide for Plant Appraisal, 10th Edition, as established by the Council of Tree and Landscape Appraisers (CTLA). Kimley-Horn used a "Tree Condition Evaluation Form" to determine the specific condition points for each physical attribute described below. Evaluations were based upon visual observations from the ground surface only. Based on these attributes a "Tree Condition Ranking" (Excellent, Good, Fair, Poor) was determined from the sum of the condition points, which consists of:

- Root structure and health (above ground visual observation)
- Trunk structure and health
- Scaffold branches structure and health
- Small branch and twig health
- Foliage and bud health

FIGURE 1: LOCATION MAP

2.0 GENERAL OBSERVATIONS

The subject property consists of mostly Sabal palm (*Sabal palmetto*), Live oak (*Quercus virginiana*), and Mahogany (*Swietenia mahagoni*), with Green buttonwood (*Conocarpus erectus*), Gumbo-limbo (*Bursera simaruba*), Royal palm (*Roystonea regia*), Coconut palm (*Cocos nucifera*), Beautyleaf (*Calophyllum inophyllum*), Silver buttonwood (*Conocarpus erectus* 'Sericeus'), Bald cypress (*Taxodium distichum*), Mexican fan palm (*Washingtonia robusta*) and Royal poinciana (*Delonix regia*) dispersed throughout the remainder of the site. In addition to the protected trees listed above, Red mangrove (*Rhizophora mangle*) buffers a large portion of the canal. Invasive species such as Brazilian pepper (*Schinus terebinthifolia*), Earleaf acacia (*Acacia auriculiformis*) and Tropical almond tree (*Terminalia catappa*) were observed along the North property line (adjacent to NW 1st Street) and the East property line (adjacent to the existing canal). Site photos are attached as **Figure 3**.

The subject property is currently used for boat storage and maintenance, as well as a restaurant and bar along the canal. Most of the trees located within the parking and storage areas are distressed from compacted soils and observed nutrient deficiencies due to almost all the parking areas being compacted gravel. The property shows no signs of recent maintenance, with several trees exhibiting poor branching structure, broken limbs, and a few younger trees being uprooted or leaning. Several trees located along the canal or directly adjacent to impervious areas have exposed root systems or girdling roots. A few palms and trees growing adjacent to storage/parking areas were observed to have mechanical or vehicular damage to the trunks. Overall, the majority of existing palms on-site are in EXCELLENT or GOOD condition, whereas most of the existing trees on-site are in GOOD or FAIR condition. A Tree Condition Assessment is attached as **Figure 2**.

FIGURE 2: TREE CONDITION ASSESSMENT

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1066	Sabal palm	18' CT	91%	Excellent	
1067	Sabal palm	7' CT	94%	Excellent	
1068	Tropical almond tree	4	91%	Excellent	Invasive 2
1076	Pigeon plum	12	69%	Fair	
1077	Silver buttonwood	8,4,4,3	66%	Fair	
1078	Silver buttonwood	4,4,4	66%	Fair	
1079	Pigeon plum	12	88%	Excellent	
1080	Silver buttonwood	4,4,4,3	63%	Fair	
1081	Sabal palm	20' CT	94%	Excellent	
1082	Sabal palm	20' CT	94%	Excellent	
1083	Sabal palm	20' CT	91%	Excellent	
1084	Sabal palm	26' CT	94%	Excellent	
1085	Sabal palm	20' CT	91%	Excellent	
1086	Sabal palm	20' CT	91%	Excellent	
1087	Live oak	10	75%	Good	
1088	Live oak	10	69%	Fair	
1089	Live oak	11	72%	Good	
1090	Silver buttonwood	3,3,3,3,3	66%	Fair	
1091	Sabal palm	30' CT	88%	Excellent	
1092	Sabal palm	22' CT	88%	Excellent	
1093	Sabal palm	14' CT	91%	Excellent	
1094	Live oak	10	75%	Good	
1095	Live oak	23	75%	Good	
1096	Live oak	20	66%	Fair	
1097	Sabal palm	20' CT	88%	Excellent	
1098	Sabal palm	18' CT	91%	Excellent	
1099	Sabal palm	16' CT	88%	Excellent	
1100	Live oak	8	66%	Fair	
1201	Live oak	10	63%	Fair	
1202	Live oak	8	78%	Good	
1203	Sabal palm	20' CT	91%	Excellent	
1204	Sabal palm	18' CT	91%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1205	Sabal palm	16' CT	91%	Excellent	
1206	Live oak	10	81%	Good	
1207	Live oak	13	84%	Good	
1208	Washingtonia palm	55' CT	97%	Excellent	Invasive 2
1209	Washingtonia palm	55' CT	97%	Excellent	Invasive 2
1210	Sabal palm	30' CT	81%	Good	
1211	Sabal palm	22' CT	88%	Excellent	
1212	Sabal palm	18' CT	84%	Good	
1213	Sabal palm	25' CT	91%	Excellent	
1214	Sabal palm	22' CT	91%	Excellent	
1215	Sabal palm	38' CT	91%	Excellent	
1216	Sabal palm	30' CT	91%	Excellent	
1217	Sabal palm	22' CT	91%	Excellent	
1218	Sabal palm	20' CT	91%	Excellent	
1219	Washingtonia palm	55' CT	100%	Excellent	Invasive 2
1220	Washingtonia palm	55' CT	100%	Excellent	Invasive 2
1221	Washingtonia palm	55' CT	75%	Good	Invasive 2
1222	Live oak	8	72%	Good	
1223	Live oak	8	69%	Fair	
1224	Sabal palm	12' CT	88%	Excellent	
1225	Sabal palm	14' CT	88%	Excellent	
1226	Sabal palm	16' CT	84%	Good	
1227	Sabal palm	18' CT	91%	Excellent	
1228	Sabal palm	20' CT	91%	Excellent	
1229	Sabal palm	24' CT	91%	Excellent	
1230	Sabal palm	30' CT	91%	Excellent	
1231	Sabal palm	20' CT	91%	Excellent	
1232	Sabal palm	18' CT	91%	Excellent	
1233	Live oak	10	72%	Good	
1234	Live oak	8	66%	Fair	
1235	Live oak	10	72%	Good	
1236	Sabal palm	16' CT	88%	Excellent	
1237	Sabal palm	16' CT	88%	Excellent	
1238	Sabal palm	22' CT	81%	Good	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1239	Sabal palm	16' CT	94%	Excellent	
1240	Sabal palm	20' CT	94%	Excellent	
1241	Sabal palm	28' CT	94%	Excellent	
1242	Gumbo-limbo	11	75%	Good	
1243	Gumbo-limbo	13	91%	Excellent	
1244	Gumbo-limbo	8	88%	Excellent	
1245	Gumbo-limbo	12	88%	Excellent	
1246	Gumbo-limbo	12	94%	Excellent	
1247	Gumbo-limbo	10	63%	Fair	
1248	Gumbo-limbo	13	81%	Good	
1249	Gumbo-limbo	8	75%	Good	
1250	Green buttonwood	7	66%	Fair	
1251	Royal poinciana	13	56%	Fair	Ganoderma fungus on trunk and lower limbs
1252	Green buttonwood	20	59%	Fair	
1253	Seagrape	6,6,4	63%	Fair	
1254	Live oak	6	81%	Good	
1255	Live oak	4	81%	Good	
1256	Live oak	3	81%	Good	
1257	Live oak	12	69%	Fair	
1258	Live oak	16	69%	Fair	
1259	Green buttonwood	8	66%	Fair	
1260	Green buttonwood	8	66%	Fair	
1261	Coconut palm	25' CT	97%	Excellent	Invasive 2
1262	Coconut palm	30' CT	97%	Excellent	Invasive 2
1263	Coconut palm	30' CT	97%	Excellent	Invasive 2
1264	Live oak	12	75%	Good	
1265	Live oak	5	75%	Good	
1266	Live oak	11	75%	Good	
1267	Sabal palm	6' CT	100%	Excellent	
1268	Gumbo-limbo	3	88%	Excellent	
1269	Gumbo-limbo	11	66%	Fair	
1270	Sabal palm	12' CT	91%	Excellent	
1271	Sabal palm	12' CT	91%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1272	Sabal palm	12' CT	91%	Excellent	
1273	Gumbo-limbo	10	56%	Fair	
1274	Beautyleaf	10	75%	Good	
1275	Green buttonwood	9	78%	Good	
1276	Green buttonwood	13	59%	Fair	
1277	Green buttonwood	18	72%	Good	
1278	Coconut palm	16' CT	91%	Excellent	Invasive 2
1279	Coconut palm	30' CT	94%	Excellent	Invasive 2
1280	Coconut palm	26' CT	94%	Excellent	Invasive 2
1281	Coconut palm	26' CT	94%	Excellent	Invasive 2
1282	Coconut palm	26' CT	97%	Excellent	Invasive 2
1283	Live oak	6	78%	Good	
1284	Live oak	5	69%	Fair	
1285	Live oak	4	75%	Good	
1286	Live oak	4	72%	Good	
1287	Sabal palm	6' CT	94%	Excellent	
1288	Live oak	4	72%	Good	
1289	Live oak	4	81%	Good	
1290	Live oak	4	81%	Good	
1291	Live oak	4	81%	Good	
1292	Live oak	4	81%	Good	
1293	Live oak	4	81%	Good	
1294	Silver buttonwood	5	66%	Fair	
1295	Silver buttonwood	3	66%	Fair	
1296	Sabal palm	18' CT	94%	Excellent	
1297	Sabal palm	18' CT	94%	Excellent	
1298	Sabal palm	18' CT	94%	Excellent	
1299	Earleaf acacia	9,3,7	72%	Good	Invasive 1
1300	Live oak	5	94%	Excellent	
1301	Sabal palm	16' CT	100%	Excellent	
1302	Piccabean palm	20' CT	100%	Excellent	
1303	Piccabean palm	20' CT	100%	Excellent	
1304	Sabal palm	10' CT	100%	Excellent	
1305	Sabal palm	10' CT	100%	Excellent	
1306	Sabal palm	10' CT	100%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1307	Sabal palm	10' CT	100%	Excellent	
1308	Mahogany	6	88%	Excellent	
1309	Mahogany	5	91%	Excellent	
1310	Mahogany	5	84%	Good	
1311	Mahogany	6	72%	Good	
1312	Mahogany	6	81%	Good	
1313	Mahogany	8	78%	Good	
1314	Sabal palm	14' CT	100%	Excellent	
1315	Sabal palm	14' CT	100%	Excellent	
1316	Sabal palm	14' CT	100%	Excellent	
1317	Mahogany	11	66%	Fair	
1318	Green buttonwood	13	72%	Good	
1319	Green buttonwood	9	72%	Good	
1320	Green buttonwood	9	72%	Good	
1321	Green buttonwood	11	69%	Fair	
1322	Green buttonwood	10	69%	Fair	
1323	Green buttonwood	8	66%	Fair	
1324	Green buttonwood	7	59%	Fair	
1325	Live oak	9	72%	Good	
1326	Sabal palm	16' CT	94%	Excellent	
1327	Bald cypress	3	72%	Good	
1328	Bald cypress	5	88%	Excellent	
1329	Bald cypress	3	88%	Excellent	
1330	Mahogany	8	84%	Good	
1331	Mahogany	8	72%	Good	
1332	Mahogany	8	75%	Good	
1333	Sabal palm	18' CT	100%	Excellent	
1334	Sabal palm	18' CT	100%	Excellent	
1335	Sabal palm	18' CT	100%	Excellent	
1336	Royal palm	24' GW	94%	Excellent	
1337	Royal palm	24' GW	94%	Excellent	
1338	Royal palm	24' GW	94%	Excellent	
1339	Royal palm	20' GW	94%	Excellent	
1340	Royal palm	24' GW	94%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1341	Royal palm	14' GW	94%	Excellent	
1342	Royal palm	14' GW	72%	Good	
1343	Mahogany	4	84%	Good	
1344	Mahogany	4	91%	Excellent	
1345	Mahogany	4	88%	Excellent	
1346	Mahogany	4	59%	Fair	
1347	Mahogany	4	97%	Excellent	
1348	Mahogany	4	88%	Excellent	
1349	Mahogany	4	75%	Good	
1350	Sabal palm	26' CT	91%	Excellent	
1351	Sabal palm	20' CT	94%	Excellent	
1352	Mahogany	4	81%	Good	
1353	Mahogany	3	59%	Fair	
1354	Mahogany	4	100%	Excellent	
1355	Sabal palm	12' CT	84%	Good	
1356	Mahogany	4	100%	Excellent	
1357	Sabal palm	14' CT	94%	Excellent	
1358	Mahogany	4	84%	Good	
1359	Sabal palm	14' CT	94%	Excellent	
1360	Mahogany	3	72%	Good	
1361	Live oak	12	66%	Fair	
1362	Sabal palm	14' CT	94%	Excellent	
1363	Live oak	13	69%	Fair	
1364	Mahogany	3	97%	Excellent	
1365	Sabal palm	10' CT	94%	Excellent	
1366	Live oak	11	59%	Fair	
1367	Live oak	12	59%	Fair	

TREE #1066, #1067



TREE #1068



TREE #1076



TREE #1077, #1078



TREE #1079



TREE #1080



TREE #1081, #1082, #1083



TREE #1084, #1085, #1086



TREE #1087



TREE #1088, #1089



TREE #1090



TREE #1091, #1092, #1093, #1094



TREE #1095, #1096



TREE #1097, #1098, #1099, #1100



TREE #1201



TREE #1202



TREE #1203, #1204, #1205



TREE #1206



TREE #1207



TREE #1208, #1209



TREE #1210, #1211, #1212



TREE #1213, #1214, #1215, #1216, #1217, #1218



TREE #1219, #1220, #1221



TREE #1222



TREE #1223



TREE #1224, #1225, #1226



TREE #1227, #1228, #1229, #1230, #1231, #1232



TREE #1233



TREE #1234, #1235



TREE #1236, #1237, #1238



TREE #1239, #1240, #1241



TREE #1242



TREE #1243, #1244, #1245, #1246, #1247



TREE #1248



TREE #1249



TREE #1250



TREE #1251



TREE #1252



TREE #1253



TREE #1254, #1255, #1256, #1257



TREE #1258, #1259



TREE #1260



TREE #1261, #1262, #1263



TREE #1264, #1265, #1266, #1267



TREE #1268, #1269



TREE #1270, #1271, #1272



TREE #1273, #1274



TREE #1275, #1276, #1277



TREE #1278, #1279, #1280, #1281, #1282



TREE #1283



TREE #1284, #1285



TREE #1286, #1287



TREE #1288, #1289



TREE #1290, #1291, #1292, #1293



TREE #1294, #1295, #1296, #1299



TREE #1297, #1298



TREE #1300



TREE #1301



TREE #1302



TREE #1303



TREE #1304



TREE #1305, #1306, #1307



TREE #1308



TREE #1309



TREE #1310, #1311, #1312, #1313



TREE #1314, #1315, #1316



TREE #1317



TREE #1318, #1319



TREE #1320, #1321



TREE #1322



TREE #1323



TREE #1324



TREE #1325



TREE #1326



TREE #1327, #1328, #1329



TREE #1330



TREE #1331



TREE #1332, #1333, #1334, #1335



TREE #1336, #1337, #1338,
#1339, #1340, #1341, #1342



TREE #1343



TREE #1344



TREE #1345



TREE #1346



TREE #1347



TREE #1348



TREE #1349, #1350, #1351



TREE #1352



TREE #1353



TREE #1354, #1355, #1356, #1357



TREE #1358, #1359



TREE #1360



TREE #1362



TREE #1361, #1362, #1363



TREE #1365



TREE #1366, #1367



4.0 TREE OBSERVATION DISCLAIMER

The only trees which were analyzed, observed, or considered are those trees specifically listed in this report. Unless specifically contracted to do so, this observation does not include a tree risk assessment. The field observations performed from the ground by Kimley-Horn for trees included within this report were considered only for signs and symptoms which were or are highly visible, as indicators of a stressed, declining, or risk trees. Defects which may exist underground, internally in the tree(s), or only visible from an aerial assessment could not and were not considered in this analysis. Trees subject to this report were analyzed from the ground and no aerial inspections were made. This report and analysis have been made using generally accepted arboriculture techniques which include a visual examination only. Reasonable efforts have been made to ensure that the trees recommended for retention are healthy; however, no guarantees are offered, or implied, that these trees, including branches, etc. will remain standing. It is professionally impossible to predict with absolute certainty the behavior of any tree or groups of trees in all given circumstances. The conclusions and analysis included within this report are valid as to the date of inspection only. Degradation and other risk factors affecting trees can and do occur at any time. Kimley-Horn affirms that the opinions have been made in total good faith, based on the facts presented during the field inspection. Problems not apparent upon visual inspection cannot be and were not noted. All trees of concern should be monitored on an annual basis or after a significant or adverse weather event for new or deteriorating conditions. All tree work shall be performed by a Certified Arborist with the International Society of Arboriculture.

Please do not hesitate to contact us with any questions or comments on this evaluation.

Sincerely,

Matthew Dunn, ISA CA

Florida Registration Numbers: FL-9326A

CA 00000696

K:\SAR_URG\147706000 - Dania Beach Marina\ARBORICULTURE\Arborist Report



February 27, 2020
Revised June 29, 2020
Revised September 10, 2020
Revised December 2, 2020

Marjorie G. Craig, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: 90 Wave - Transportation Mitigation Impact Fee Calculation
Dania Beach, Florida
Kimley-Horn # 147706000

Dear Ms. Craig:

The following is a summary of the City of Dania's transportation mitigation impact fees associated with the development of the 90 Wave project. The developmental plan for 90 Wave includes 380 high-rise dwelling units and 19,700 square feet of commercial space. For the purposes of this evaluation, it has been assumed that the commercial space will be comprised of 9,850 square feet of traditional retail use and 9,850 square feet of restaurant use.

Broward County's adopted PM peak hour trip rates were used to calculate the peak hour trips generated by the proposed apartment. The City's currently adopted Impact Fee Schedule indicates that the current traffic mitigation fee for properties within the City's Regional Activity Center (RAC) is \$21.26 per PM peak hour trip. Therefore, to calculate the Traffic Mitigation Impact Fee owed to the City, the number of PM peak hour trips was multiplied by the cost per PM peak hour trip. Table 1 summarizes this calculation for the proposed 90 Wave site. Please note that these trip generation rates are only used for the purpose of calculating impact fees and do not relate to the trip generation calculations for the 90 Wave entitlements.

Table 1: Dania Marina 90 Wave –Transportation Mitigation Impact Fees

Land Use	# of Trips/ Peak Hour (T/PH)	Trip Length Factor	Adjusted # of Trips/ Peak Hour (T/PH)	Cost Per Trip	Final Cost
380 High-Rise Apartments	141	0.88	124.08	\$ 21.26	\$ 2,637.94
9,850 square feet of General Commercial	136	0.65	88.4	\$ 21.26	\$ 1,879.38
9,850 square feet of Restaurant	95	0.65	61.75	\$ 21.26	\$ 1,312.81

SUMMARY

As determined herein, the 90 Wave project creates 274.23 adjusted peak hour trips. At a cost of \$21.26 per trip, this yields a total RAC Transportation Mitigation Fee of \$5,830.13. Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this determination.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA00000696



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Christopher W
Heggen
2020.12.02
18:25:30 -05'00'

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: October 13, 2020 and December 8, 2020

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST APPLICATION (DR-072-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, INC. ON BEHALF OF DANIA BEACH MARINA CORP. FOR PROPERTY PLATTED UNDER THE BRYAN ROAD WAREHOUSES PLAT LOCATED AT 90 N. BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS SUCH PROPERTY IS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:

Acct #:

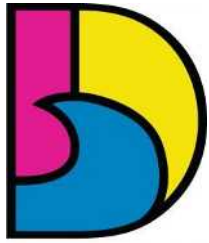
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM DR-072-20 Wave 90 Plat, SR DR-072-20 Wave 90, R-2020-126 Dania Beach Marina Corp. Plat Note Amendment Delegation Request (DR-072-20) REVISED 12-31-20, Wave 90 (Location Map), 90 Wave Delgation REVISED



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, Director
Corinne Lajoie, AICP, Assistant Director

Eleanor Norena
Director
Community Development Department
Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=City of Dania Beach,
ou=Community Development Department,
email=enorena@danibeachfl.gov, c=US
Date: 2021.01.12 15:53:08 -0500

SUBJECT: **DR-072-20:** The applicant, Kimley-Horn and Associates, Inc., on behalf of the property owner Dania Beach Marina Corp., is requesting a plat note delegation approval for the property located at 90 North Bryan Road.

Request

To amend the note on the plat to allow 380 high-rise dwelling units and 35,000 square feet of commercial use.

Background

This application has been reviewed by the Development Review Committee on September 24, 2020. Additionally, a Site Plan application has also been submitted for this property which is being processed separately.

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the adjacent North West Byrd Point residents' concerns.

On December 8, 2020 the City Commission continued this item.

Budgetary Impact

Approval of the plat will allow the opportunity for the redevelopment of the site.

Recommendation

Approve the plat application.



CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: January 8, 2020

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistance Director

SUBJECT: **DR-072-20:** The applicant, Kimley-Horn and Associates, Inc., on behalf of the property owner Dania Beach Marina Corp., is requesting a plat note delegation approval for the property located at 90 North Bryan Road.

Request

To amend the note on the plat to allow 380 high-rise dwelling units and 35,000 square feet of commercial use.

PROPERTY INFORMATION

EXISTING ZONING:	Planned Small Lot Mixed Use Development District (PMUD-SL)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	4.69 gross acres/3.04 net acres
EXISTING USE:	Marine sales
VIOLATIONS ON PROPERTY:	None

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code.

Background

PLAT NOTE AMENDMENT

The applicant is requesting to plat the subject properties in preparation for a site plan development. The applicant is requesting to allow 380 high-rise dwelling units and 35,000 square feet of commercial space.

FROM: This plat is restricted to 40,000 square feet of industrial use and 1,298 square feet of commercial use.

TO: This plat is restricted to 380 high rise units and 35,000 square feet of commercial use.

DEVELOPMENT REVIEW COMMITTEE (DRC)

This application has been reviewed by the Development Review Committee on September 24, 2020. Additionally, a Site Plan application has also been submitted for this property, which is being processed separately.

CITY COMMISSION PREVIOUS ACTION

On October 28, 2019 the City Commission changed the zoning on the property from Industrial, Research, Office, Marine (IROM) to Planned Small Lot Mixed-Use Development District (PMUD-SL).

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the adjacent North West Byrd Point residents' concerns.

On December 8, 2020 the City Commission continued this item.

Recommendation

Approve the resolution.

RESOLUTION NO. 2020-126

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST APPLICATION (DR-072-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, INC. ON BEHALF OF DANIA BEACH MARINA CORP. FOR PROPERTY PLATTED UNDER THE BRYAN ROAD WAREHOUSES PLAT LOCATED AT 90 N. BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS SUCH PROPERTY IS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kimley-Horn and Associates, Inc. on behalf of DANIA BEACH MARINA CORP. ("Applicant"), is requesting approval of a plat note delegation request for the property located at 90 N. Bryan Road in the City of Dania Beach, Florida, as such property is legally described in Exhibit "A"; and

WHEREAS, the City Code of Ordinances, Chapter 28 "Land Development Code" (the "LDC"), Part 6 "Development Review Procedures and Requirements", Article 640 "Plats", Section 640-70 "Amendment of plat" states that subsequent to City Commission approval of a plat, the plat may be amended by the City Commission; and

WHEREAS, the Applicant is requesting approval of a plat note amendment delegation request to amend the Bryan Road Warehouses Plat ("Plat"), recorded in Plat Book 170, Page 112 of the Public Records of Broward County, Florida to allow the construction of up to 380 high rise units and 35,000 square feet of commercial use on Parcel "A" of the Plat ("Plat Note Amendment"); and

WHEREAS, staff recommended approval of the requested application in the staff report dated October 13, 2020; 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 Plat Note Amendment Delegation Request (DR-072-20) 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. 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 pursuant to Chapter 28, “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Section 640-70 “Amendment of plat”, the City approves Plat Note Amendment Delegation Request (DR-072-20) to modify the plat note restriction as follows:

FROM: This plat is restricted to 40,000 square feet of industrial use and 1,298 square feet of commercial use.

TO: This plat is restricted to 380 high rise units and 35,000 square feet of commercial use.

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 January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION

ALL OF PARCEL A, BRYAN ROAD WAREHOUSES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



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72-20

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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☒ Other: Plat Note Amendment and NVAL (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: _____

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

Location Address: 90 N Bryan Road, Dania Beach, FL 33004

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

Recorded Plat Name: Bryan Road Warehouses

Folio Number(s): 504233510010

Legal Description: BRYAN ROAD WAREHOUSES 170-112 B PARCEL A TOG WITH 40 FT STRIP OF LAND LYING ADJ TO & CONTIGUOUS WITH ELY BDY OF PAR A

Applicant/Consultant Legal Representative (**circle one**) Kimley-Horn and Associates, Inc. - Jacob B. Lawson

Address of Applicant: 445 24th Street, Suite 200, Vero Beach, FL 32960

Business Telephone: 772-794-4100 Home: _____ Fax: _____

E-mail address: jacob.lawson@kimley-horn.com

Name of Property Owner: Please see attached

Address of Property Owner: Please see attached

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: 2.75 Gross Acreage: 2.91 Prop. Square Footage: _____

Existing Use: Industrial Proposed Use: Residential and 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 Kimley-Horn and 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*)

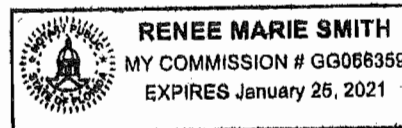
BEFORE ME THIS 19 DAY OF June, 2020

By:

Michael Kelly
(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: _____ 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.**

Attachment to Development Application – Dania Beach Marina Redevelopment Site Plan

Dania Beach Marina Corp.	
Location Address	90 N. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	Bryan Road Warehouses Plat (PB 170/112)
Folio Number	5042-33-00-0610
Legal Description	Please see the attached legal description.
Name of Property Owner	Dania Beach Marina Corp.
Address of Property Owner	90 N. Bryan Road, Dania Beach, FL 33004
Business Telephone	786-344-6032



December 21, 2020

Plat Note Amendment Narrative

**Bryan Road Warehouses
(PB 170, PG 112)**

The most recent plat note amendment was approved on August 27, 2019 by the Broward County Commission. The current note reads as follow:

This plat is restricted to 40,000 square feet of industrial use and 1,298 square feet of commercial use.

The proposed note will read as follow:

This plat is restricted to 380 high rise units and 35,000 square feet of commercial use.



September 2, 2020

Non-Vehicular Access Line (NVAL) Amendment

**Bryan Road Warehouses
(PB 170, PG 112)**

Dania Beach Marina Corp ("Developer") is the developer of the property included on the BRYAN ROAD WAREHOUSES Plat, recorded in Plat Book 170, Page 112 of the Public Records of Broward County, Florida ("Plat"). The Plat is located on the southeast corner of NW 1st Street and Bryan Road, in the City of Dania Beach.

The Developer is proposing to amend the existing Non-Vehicular Access Line to correspond with the driveway connection on the site plan, which is currently under review by the City.

Specifically, the Developer is proposing to close the existing 50-foot access opening approximately 293-feet north of the southern plat limit, revise the existing non-vehicular access line along the western plat limit to be generally parallel to Bryan Road at an average distance of 63-feet, and create a new 50-foot access opening centered approximately 95-feet north of the southern plat limit.

Exhibit "A" provides the legal description and a sketch and legal description of the existing NVAL is attached as Exhibit "B". A sketch and legal description of the proposed NVAL is attached as Exhibit "C".

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF PARCEL A, BRYAN ROAD WAREHOUSES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "B"

**DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
AT "BRYAN ROAD WAREHOUSES"**

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE ALONG THE BOUNDARY OF PARCEL "A", "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE BOUNDARY OF SAID PARCEL "A" THE FOLLOWING FOUR COURSES AND DISTANCES: 1) SOUTH 87°30'33" WEST 150.20 FEET; 2) NORTH 46°59'41" WEST 41.91 FEET; 3) NORTH 07°35'30" EAST 71.99 FEET; 4) NORTH 01°29'55" WEST 167.00 FEET TO A POINT OF TERMINATION; THENCE CONTINUE NORTH 01°29'55" WEST ALONG SAID BOUNDARY 50.00 FEET; THENCE SOUTH 88°30'05" WEST ALONG SAID BOUNDARY 12.00 FEET TO A POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY OF PARCEL "A" THE FOLLOWING FIVE COURSES AND DISTANCES: 1) NORTH 01°29'55" WEST 20.35 FEET; 2) NORTH 07°35'30" EAST 75.95 FEET; 3) NORTH 01°29'55" WEST 150.00 FEET; 4) NORTH 42°59'20" EAST 42.05 FEET; 5) NORTH 87°28'35" EAST 147.43 FEET TO THE POINT OF TERMINATION.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA,.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF PARCEL "A" BEING S87°30'33"W.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: DANIA BEACH MARINA CORP.

SCALE: N/A

DRAWN: DCW

ORDER NO.: 67591

DATE: 9/1/20

EXISTING NON-VEHICULAR ACCESS LINE

DANIA BEACH, BROWARD COUNTY, FL

FOR: DANIA BEACH MARINA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



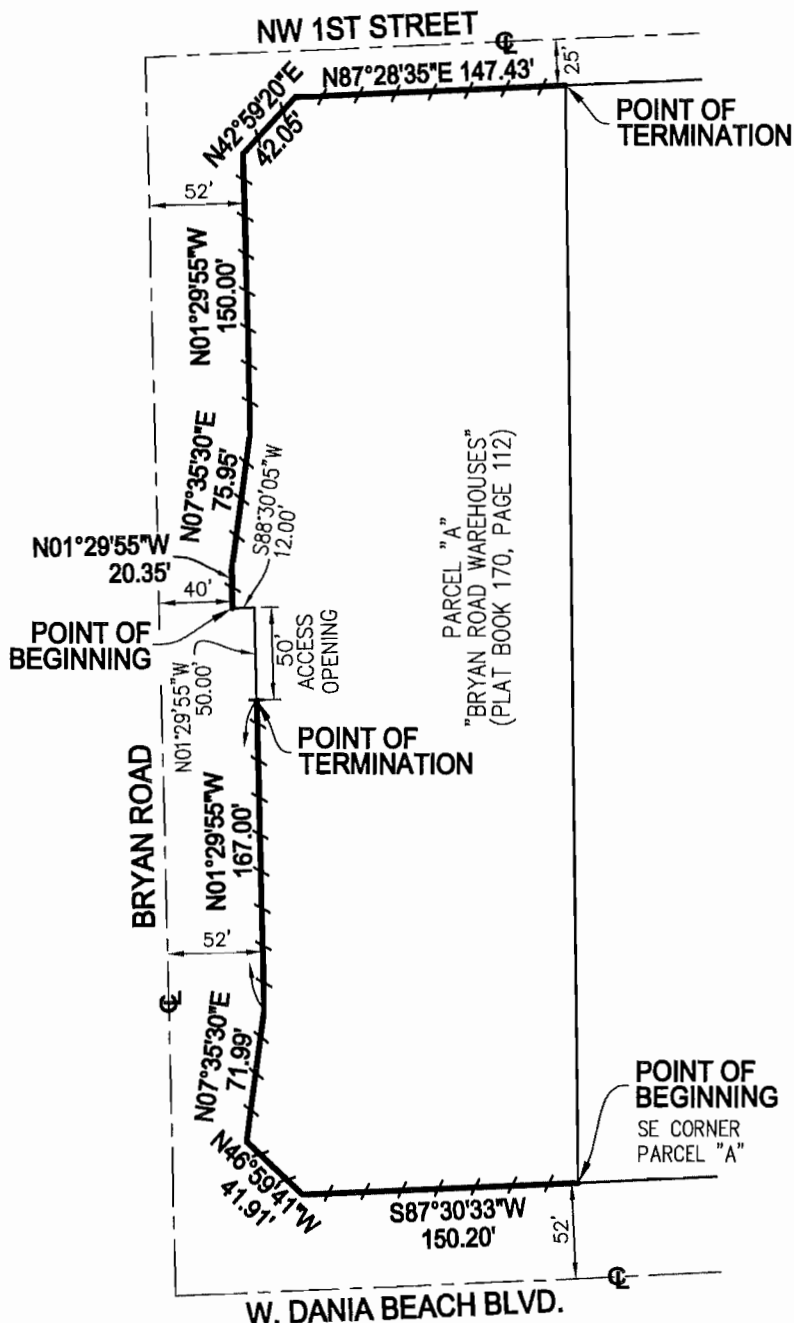
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



FILE: DANIA BEACH MARINA CORP.

SCALE: 1"=100'

DRAWN: DCW

ORDER NO.: 67591

DATE: 9/1/20

EXISTING NON-VEHICULAR ACCESS LINE

DANIA BEACH, BROWARD COUNTY, FL

FOR: DANIA BEACH MARINA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

☉ = CENTERLINE

-/-/- = NON-VEHICULAR ACCESS LINE

**SKETCH AND LEGAL DESCRIPTION**

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**EXHIBIT "C"****DESCRIPTION OF
PROPOSED NON-VEHICULAR ACCESS LINE
AT "BRYAN ROAD WAREHOUSES"****LEGAL DESCRIPTION:**

A NON-VEHICULAR ACCESS LINE ALONG AND WITHIN THE BOUNDARY OF PARCEL "A", "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87°30'33" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 150.20 FEET; THENCE NORTH 46°59'41" WEST ALONG THE BOUNDARY OF SAID PARCEL "A" 10.29 FEET; THENCE NORTH 01°29'29" WEST 63.00 FEET TO A POINT OF TERMINATION; THENCE CONTINUE NORTH 01°29'29" WEST 50.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 01°29'29" WEST 292.23 FEET; THENCE NORTH 03°24'41" WEST 156.57 FEET; THENCE NORTH 42°59'20" EAST ALONG SAID BOUNDARY OF PARCEL "A" 33.48 FEET; THENCE NORTH 87°28'35" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" 147.43 FEET TO THE POINT OF TERMINATION.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA,.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF PARCEL "A" BEING S87°30'33"W.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: DANIA BEACH MARINA CORP.**SCALE: N/A****DRAWN: DCW****ORDER NO.: 67591****DATE: 9/1/20****PROPOSED NON-VEHICULAR ACCESS LINE****DANIA BEACH, BROWARD COUNTY, FL****FOR: DANIA BEACH MARINA****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- ☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

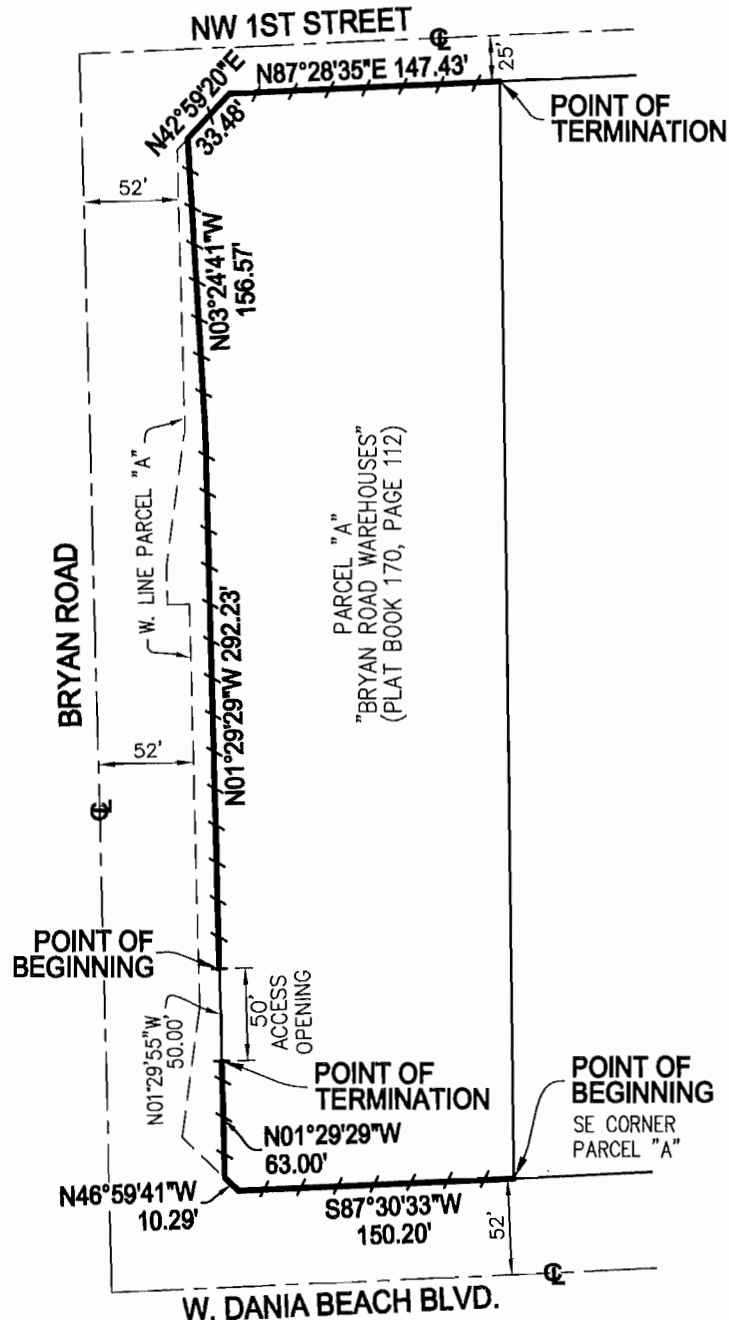


SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



FILE: DANIA BEACH MARINA CORP.

SCALE: 1"=100'

DRAWN: DCW

ORDER NO.: 67591

DATE: 9/1/20

PROPOSED NON-VEHICULAR ACCESS LINE

DANIA BEACH, BROWARD COUNTY, FL

FOR: DANIA BEACH MARINA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

☉ = CENTERLINE

-/-/- = NON-VEHICULAR ACCESS LINE

AFFIDAVIT OF
IN SUPPORT OF

STATE OF FLORIDA)

COUNTY OF Broward ^{ss.}

BEFORE ME, the undersigned authority, on the 21 day of September 2020, personally appeared Michael Lally, who, after being duly cautioned and sworn, deposes and states:

1. My name is Michael Lally am of legal age and suffer no legal disabilities and am otherwise competent to make the statements sworn to in this Affidavit which are made from my own personal knowledge.
2. PLAT COMMENTS: Per Section 640-20, attached are tax receipts for all parcels.
Note: The following data for tax year 2019 is shown for informational purposes only.
Account No. 504233-AB-0010 gross amount is \$279.13, exemption type is none, and payment status is paid. (Unit 105A)
Account No. 504233-AB-0020 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 106A)
Account No. 504233-AB-0030 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 107A)
Account No. 504233-AB-0040 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 101B)
Account No. 504233-AB-0050 gross amount is \$535.34, exemption type is none, and payment status is paid. (Unit 102B)
Account No. 504233-AB-0060 gross amount is \$535.34, exemption type is none, and payment status is paid. (Unit 103B)

Account No. 504233-AB-0070 gross amount is \$535.34, exemption type is none, and payment status is paid. (Unit 104B)

Account No. 504233-AB-0080 gross amount is \$537.12, exemption type is none, and payment status is paid. (Unit 105B)

Account No. 504233-AB-0090 gross amount is \$537.12, exemption type is none, and payment status is paid. (Unit 106B)

Account No. 504233-AB-0100 gross amount is \$537.12, exemption type is none, and payment status is paid. (Unit 107B)

Account No. 504233-AB-0110 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 108B)

Account No. 504233-AB-0120 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 109B)

Account No. 504233-AB-0130 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 101C)

Account No. 504233-AB-0140 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 108C)

Account No. 504233-AB-0150 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 109C)

Account No. 504233-AB-0160 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 101D)

Account No. 504233-AB-0170 gross amount is \$535.34, exemption type is none, and payment status is paid. (Unit 102D)

Account No. 504233-AB-0180 gross amount is \$535.34, exemption type is none, and payment status is paid. (Unit 103D)

Account No. 504233-AB-0190 gross amount is \$535.34, exemption type is none, and payment status is paid. (Unit 104D)

Account No. 504233-AB-0200 gross amount is \$537.12, exemption type is none, and payment status is paid. (Unit 105D)

Account No. 504233-AB-0210 gross amount is \$537.12, exemption type is none, and payment status is paid. (Unit 106D)

Account No. 504233-AB-0220 gross amount is \$537.12, exemption type is none, and payment status is paid. (Unit 107D)

Account No. 504233-AB-0230 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 108D)

Account No. 504233-AB-0240 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 109D)

Account No. 504233-AB-0250 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 101E)

Account No. 504233-AB-0260 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 108E)

Account No. 504233-AB-0270 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 109E)

Account No. 504233-AB-0280 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 101F)

Account No. 504233-AB-0290 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 102F)

Account No. 504233-AB-0300 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 103F)

Account No. 504233-AB-0310 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 104F)

Account No. 504233-AB-0320 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 105F)

Account No. 504233-AB-0330 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 106F)

Account No. 504233-AB-0340 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 107F)

Account No. 504233-AB-0350 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 108F)

Account No. 504233-AB-0360 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 109F)

Account No. 504233-AB-0370 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 201A)

Account No. 504233-AB-0380 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 202A)

Account No. 504233-AB-0390 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 203A)

Account No. 504233-AB-0400 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 204A)

Account No. 504233-AB-0410 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 205A)

Account No. 504233-AB-0420 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 206A)

Account No. 504233-AB-0430 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 207A)

Account No. 504233-AB-0440 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 208A)

Account No. 504233-AB-0450 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 209A)

Account No. 504233-AB-0460 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 201B)

Account No. 504233-AB-0470 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 202B)

Account No. 504233-AB-0480 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 204B)

Account No. 504233-AB-0490 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 205B)

Account No. 504233-AB-0500 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 207B)

Account No. 504233-AB-0510 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 208B)

Account No. 504233-AB-0520 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 209B)

Account No. 504233-AB-0530 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 201C)
Account No. 504233-AB-0540 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 202C)
Account No. 504233-AB-0550 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 204C)
Account No. 504233-AB-0560 gross amount is \$330.39, exemption type is none, and payment status is paid. (Unit 205C)
Account No. 504233-AB-0570 gross amount is \$330.39, exemption type is none, and payment status is paid. (Unit 207C)
Account No. 504233-AB-0580 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 208C)
Account No. 504233-AB-0590 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 209C)
Account No. 504233-AB-0600 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 201D)
Account No. 504233-AB-0610 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 202D)
Account No. 504233-AB-0620 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 204D)
Account No. 504233-AB-0630 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 205D)
Account No. 504233-AB-0640 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 207D)
Account No. 504233-AB-0650 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 208D)
Account No. 504233-AB-0660 gross amount is \$344.23, exemption type is none, and payment status is paid. (Unit 209D)
Account No. 504233-AB-0670 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 201E)
Account No. 504233-AB-0680 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 202E)
Account No. 504233-AB-0690 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 204E)
Account No. 504233-AB-0700 gross amount is \$330.39, exemption type is none, and payment status is paid. (Unit 205E)
Account No. 504233-AB-0710 gross amount is \$330.39, exemption type is none, and payment status is paid. (Unit 207E)
Account No. 504233-AB-0720 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 208E)
Account No. 504233-AB-0730 gross amount is \$236.56, exemption type is none, and payment status is paid. (Unit 209E)
Account No. 504233-AB-0740 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 201F)
Account No. 504233-AB-0750 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 202F)

Account No. 504233-AB-0760 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 203F)

Account No. 504233-AB-0770 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 204F)

Account No. 504233-AB-0780 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 205F)

Account No. 504233-AB-0790 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 206F)

Account No. 504233-AB-0800 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 207F)

Account No. 504233-AB-0810 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 208F)

Account No. 504233-AB-0820 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 209F)

Account No. 504233-AB-0830 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 301A)

Account No. 504233-AB-0840 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 302A)

Account No. 504233-AB-0850 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 303A)

Account No. 504233-AB-0860 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 304A)

Account No. 504233-AB-0870 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 305A)

Account No. 504233-AB-0880 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 306A)

Account No. 504233-AB-0890 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 307A)

Account No. 504233-AB-0900 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 308A)

Account No. 504233-AB-0910 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 309A)

Account No. 504233-AB-0920 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 301B)

Account No. 504233-AB-0930 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 302B)

Account No. 504233-AB-0940 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 303B)

Account No. 504233-AB-0950 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 304B)

Account No. 504233-AB-0960 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 305B)

Account No. 504233-AB-0970 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 306B)

Account No. 504233-AB-0980 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 307B)

Account No. 504233-AB-0990 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 308B)

Account No. 504233-AB-1000 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 309B)

Account No. 504233-AB-1010 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 301C)

Account No. 504233-AB-1020 gross amount is \$406.05, exemption type is none, and payment status is paid. (Unit 302C)

Account No. 504233-AB-1030 gross amount is \$406.05, exemption type is none, and payment status is paid. (Unit 304C)

Account No. 504233-AB-1040 gross amount is \$408.39, exemption type is none, and payment status is paid. (Unit 305C)

Account No. 504233-AB-1050 gross amount is \$408.39, exemption type is none, and payment status is paid. (Unit 307C)

Account No. 504233-AB-1060 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 308C)

Account No. 504233-AB-1070 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 309C)

Account No. 504233-AB-1080 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 301D)

Account No. 504233-AB-1090 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 302D)

Account No. 504233-AB-1100 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 304D)

Account No. 504233-AB-1110 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 305D)

Account No. 504233-AB-1120 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 307D)

Account No. 504233-AB-1130 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 308D)

Account No. 504233-AB-1140 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 309D)

Account No. 504233-AB-1150 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 301E)

Account No. 504233-AB-1160 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 302E)

Account No. 504233-AB-1170 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 304E)

Account No. 504233-AB-1180 gross amount is \$330.39, exemption type is none, and payment status is paid. (Unit 305E)

Account No. 504233-AB-1190 gross amount is \$331.15, exemption type is none, and payment status is paid. (Unit 307E)

Account No. 504233-AB-1200 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 308E)

Account No. 504233-AB-1210 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 309E)

Account No. 504233-AB-1220 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 301F)

Account No. 504233-AB-1230 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 302F)

Account No. 504233-AB-1240 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 303F)

Account No. 504233-AB-1250 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 304F)

Account No. 504233-AB-1260 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 305F)

Account No. 504233-AB-1270 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 306F)

Account No. 504233-AB-1280 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 307F)

Account No. 504233-AB-1290 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 308F)

Account No. 504233-AB-1300 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 309F)

Account No. 504233-AB-1310 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 401A)

Account No. 504233-AB-1320 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 402A)

Account No. 504233-AB-1330 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 403A)

Account No. 504233-AB-1340 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 404A)

Account No. 504233-AB-1350 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 405A)

Account No. 504233-AB-1360 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 406A)

Account No. 504233-AB-1370 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 407A)

Account No. 504233-AB-1380 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 408A)

Account No. 504233-AB-1390 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 409A)

Account No. 504233-AB-1400 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 401B)

Account No. 504233-AB-1410 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 402B)

Account No. 504233-AB-1420 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 403B)

Account No. 504233-AB-1430 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 404B)

Account No. 504233-AB-1440 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 405B)

Account No. 504233-AB-1450 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 406B)
Account No. 504233-AB-1460 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 407B)
Account No. 504233-AB-1470 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 408B)
Account No. 504233-AB-1480 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 409B)
Account No. 504233-AB-1490 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 401C)
Account No. 504233-AB-1500 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 402C)
Account No. 504233-AB-1510 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 403C)
Account No. 504233-AB-1520 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 404C)
Account No. 504233-AB-1530 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 405C)
Account No. 504233-AB-1540 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 406C)
Account No. 504233-AB-1550 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 407C)
Account No. 504233-AB-1560 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 408C)
Account No. 504233-AB-1570 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 409C)
Account No. 504233-AB-1580 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 401D)
Account No. 504233-AB-1590 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 402D)
Account No. 504233-AB-1600 gross amount is \$483.10, exemption type is none, and payment status is paid. (Unit 404D)
Account No. 504233-AB-1610 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 405D)
Account No. 504233-AB-1620 gross amount is \$485.24, exemption type is none, and payment status is paid. (Unit 407D)
Account No. 504233-AB-1630 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 408D)
Account No. 504233-AB-1640 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 409D)
Account No. 504233-AB-1650 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 401E)
Account No. 504233-AB-1660 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 402E)
Account No. 504233-AB-1670 gross amount is \$328.82, exemption type is none, and payment status is paid. (Unit 404E)

Account No. 504233-AB-1680 gross amount is \$330.39, exemption type is none, and payment status is paid. (Unit 405E)
Account No. 504233-AB-1690 gross amount is \$331.15, exemption type is none, and payment status is paid. (Unit 407E)
Account No. 504233-AB-1700 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 408E)
Account No. 504233-AB-1710 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 409E)
Account No. 504233-AB-1720 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 401F)
Account No. 504233-AB-1730 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 402F)
Account No. 504233-AB-1731 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 403F)
Account No. 504233-AB-1740 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 404F)
Account No. 504233-AB-1750 gross amount is \$408.39, exemption type is none, and payment status is paid. (Unit 405F)
Account No. 504233-AB-1760 gross amount is \$361.02, exemption type is none, and payment status is paid. (Unit 407F)
Account No. 504233-AB-1770 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 408F)
Account No. 504233-AB-1780 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 409F)
Account No. 504233-AB-1790 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 501A)
Account No. 504233-AB-1800 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 502A)
Account No. 504233-AB-1810 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 503A)
Account No. 504233-AB-1820 gross amount is \$278.09, exemption type is none, and payment status is paid. (Unit 504A)
Account No. 504233-AB-1830 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 505A)
Account No. 504233-AB-1840 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 506A)
Account No. 504233-AB-1850 gross amount is \$278.71, exemption type is none, and payment status is paid. (Unit 507A)
Account No. 504233-AB-1860 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 508A)
Account No. 504233-AB-1870 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 509A)
Account No. 504233-AB-1880 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 501B)
Account No. 504233-AB-1890 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 508B)

Account No. 504233-AB-1900 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 509B)
Account No. 504233-AB-1910 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 501C)
Account No. 504233-AB-1920 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 508C)
Account No. 504233-AB-1930 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 509C)
Account No. 504233-AB-1940 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 501D)
Account No. 504233-AB-1950 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 508D)
Account No. 504233-AB-1960 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 509D)
Account No. 504233-AB-1970 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 501E)
Account No. 504233-AB-1980 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 508E)
Account No. 504233-AB-1990 gross amount is \$290.20, exemption type is none, and payment status is paid. (Unit 509E)

3. There are no liens imposed on the properties.

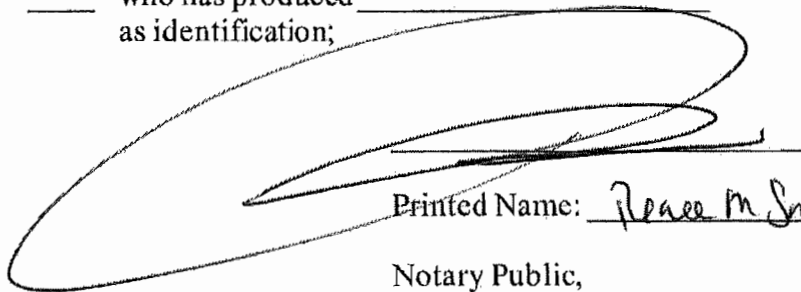
FURTHER AFFIANT SAYETH NAUGHT.



SWORN TO and SUBSCRIBED before me on this 21 day of September
2020 by Michael Kelly who is:

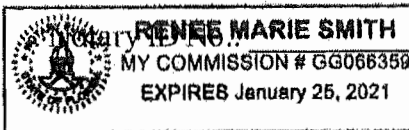
(Please check below)

1. ☒ personally known to me;
2. ☐ who has produced _____
as identification;



Printed Name: Renee M Smith

Notary Public,
State of Florida, at Large



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: October 13, 2020 and December 8, 2020

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG) AND SITE PLAN (SP-024-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF OF NV MARINA HOLDINGS LLC AND RJ MARINA HOLDINGS LLC, FOR PROPERTY GENERALLY LOCATED AT 50 AND 70 S. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

CM SP-024-20 Wave 70 Plat, SR SP-024-20 Wave 70, R-2020-127 70 Wave NV Marina Holdings and RJ Marina Holdings Development Design Guidelines (DDG) and Site Plan (SP-024-20) REVISED 12-28-20, Wave DDG 2nd revision, ALL - 70 Wave Complete Set-reduce size, ALL - Supplemental plans 70 Wave-reduced size, Wave 70 (Location Map), Wave 70 App & Backup, Wave 90 & 70 Traffic Impact Analysis, Wave 90 & 70 Arborist Report, 70 Wave Tran Mit Impact Fee



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

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

SUBJECT: **SP-024-20:** The applicant, Kimley-Horn and Associates, Inc. – Jacob B. Lawson, on behalf of the property owner RJ Holdings LLC & NV Marina Holdings LLC, is requesting a site plan approval for a fifteen (15) story mixed-use building located at 50 and 70 Bryan Road.

Request

SITE PLAN

To allow the construction of a mixed use, high-rise building containing 380 dwelling units and 19,700 square feet of commercial use.

Background

The Development Review Committee has reviewed this application on July 30, 2020 and August 27, 2020. Additionally, a Plat application has also been submitted for this property, which is being processed separately.

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the adjacent North West Byrd Point residents' concerns.

On December 8, 2020 the City Commission continued this item.

Budgetary Impact

Approval of the site plan will allow the opportunity for the redevelopment of the site, which will increase the taxable value of the property.

Recommendation

Approve the site plan with conditions identified in the resolution.



CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: January 12, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistance Director

SUBJECT: **SP-024-20:** The applicant, Kimley-Horn and Associates, Inc. – Jacob B. Lawson, on behalf of the property owner RJ Holdings LLC and NV Marina Holdings LLC, is requesting a site plan approval for a fifteen (15) story, mixed-use building located at 50 and 70 Bryan Road.

Request

SITE PLAN

To allow the construction of a mixed use, high-rise building containing 380 dwelling units and 19,700 square feet of commercial use.

PROPERTY INFORMATION

EXISTING ZONING:	Planned Small Lot Mixed Use Development District (PMUD-SL)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	4.69 gross acres/3.04 net acres
EXISTING USE:	Marine sales
VIOLATIONS ON PROPERTY:	None

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code.

Background

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the North West Byrd Point residents' concerns.

On December 8, 2020 the City Commission continued this item.

The subject property is located on the east side of Bryan Road with a canal behind (to the east) and south of unimproved Right-of-Way that would be Dania Beach Boulevard, if the road crossed the canal. On the north half of the site, to the East of the canal is the Byrd Point single family neighborhood.

This property is one of two sites proposed for identical redevelopment projects, both located on the east side of Bryan Road.

DEVELOPMENT DESIGN GUIDELINES (DDG)

The Planned Small Lot Unit Development (PMUD-SL) regulations require the applicant to submit a Development Design Guidelines (DDG) at the time of Site Plan submittal, establishing the development regulations for the project. This is a similar process as the Planned Mixed-Use Development (PMUD) zoning regulations, which Dania Pointe is zoned.

In the proposed DDG, the applicant identifies development regulations for the project, which includes permitted uses, lot coverage, building placement/setbacks, height, parking, lighting, minimum unit size, landscaping, signage, and architectural standards. Where the DDG are silent, the City's Land Development Code (LDC) shall apply.

Staff has asked the applicant to address how noise emitted from the site will be mitigated to reduce disturbing the residents of the NW Byrd Point neighborhood. The DDG now prohibits outdoor music, signing and entertainment between the hours of 10:00PM - 10:00AM on weekdays and between the hours of 11:00PM and 10:00AM on weekends.

SITE PLAN

The applicant is proposing the construction of a fifteen (15) story, 188' tall, mixed-use building with commercial and work-live units on the ground level, two (2) levels of parking decks, and multi-family units above. The project shows a pedestrian connection on the east side of the property, along the canal, which will continue south to the previously approved mixed-use project located at the corner of Bryan Road and Stirling Road.

At staff's request, the applicant has met with the North West Byrd Point Civic Association on August 20, 2020. The applicant indicated that conversations with the Association and residents are ongoing.

Since the October 13, 2020 City Commission meeting the applicant has reduced the height of the structure from 210 feet to 188 feet by reducing the commercial space from 48,000 to 19,700 square feet and relocating the work-live units to the ground floor allowing the elimination of one story. The applicant has committed to donate \$10,000 to Collins Elementary School in connection with this site plan.

As part of this development and in accordance with the City's Code of Ordinances, the applicant is required to pay several fees, including the following:

- Payment in Lieu of Public Art, which will be paid at time of building permit issuance.
- Recreation and Open Space Impact Fee of \$1,364.00 per Multifamily Dwelling must be paid. Therefore, the applicant will have to pay \$433,200 (380 units X \$1,364.00) prior to issuance of a building permit.
- CRA Traffic Mitigation Fee of \$21.26 per p.m. peak hour trip. The Kimley-Horn Transportation Mitigation Impact Fee Calculations signed and dated as revised on December 2, 2020 identifies 274.23 adjusted PM Peak Hour Trips for the Wave 70 site plan. Therefore, \$5,830.13 is due prior to issuance of a building permit.

As identified on the Master Development Plan, which is provided as Exhibit 3 in the proposed Development Design Guidelines, there is a pedestrian cross access easement that runs along the east side of the property. The pedestrian cross access easement runs continuously south across the next two (2) properties as well, providing for a continuous public pedestrian path that can be used by the public allowing people to walk along the waterway to access the retail and restaurant. The pedestrian cross access easement will be located on each of the three (3) properties, including this site, the Wave 70 to the south and the Bryan Mixed-Use Multifamily project south of that.

The applicant has proposed to enter into a Developer's Agreement with the City to develop an unused Right-of-Way into a public park. A portion of the area is owned by Broward County, the other portion is owned by the City of Dania Beach. The applicant has indicated that the proposed park will be accessible via the boardwalk, which is identified in the Master Development Plan for the zoning district, which runs along the canal, or by the sidewalk located along Bryan Road. The amenities of the park have not yet been finalized, but will be identified in the Developers Agreement, which will be recorded prior to issuance of the building permit.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee has reviewed this application on July 30, 2020 and again in August 27, 2020. There are several outstanding comments that remain, which are identified below.

1. Page 15 of the study includes mitigation of the signal timing at the intersection of Bryan Road and Stirling Road. The future total condition with signal optimization brings the intersection LOS from an F to a D in the pm peak hour. As a condition of approval, we would recommend the applicant to coordinate with Broward County the optimization of this signal. It may have to wait for the appropriate time for the traffic conditions to develop in order for Broward County to proceed with the signal optimization as suggested (Traffic Engineering).
2. According to page 28 of the updated traffic study, the applicant will construct right turn deceleration lanes at the two proposed site driveways. The study also indicates that the exact parameters related to these lanes will be determined during the platting process. We recommend having a condition of approval indicating that right turn deceleration lanes will be provided at the two driveways for the 70 Wave and 90 Wave sites, subject to Broward County's conditions of approval process (Traffic Engineering).
3. Table 8 of page 21 of the study points to future deficiencies in the year 2024 for the intersection of Bryan Road and Old Griffin Road. Since this intersection is not currently signalized but will be at a future date, we would recommend including a condition of approval indicating that the capacity of the storage lanes and geometry of this intersection will be reviewed and approved by Broward County as part of the traffic signal approval process (Traffic Engineering).
4. Provide R/W (width/dimensions), NVAL, R/W dedication, and all Easements information on all engineering plans and Site Plan (Engineering).
5. Provide offsite roadway improvements plans with sufficient details. City R/W permit shall be required for offsite improvements. Proposed removal of muck within R/W may impact the existing underground utilities. Existing utilities shall be protected or reconstructed including WM, gas main and drainage pipes (Engineering).

6. Provide site cross sections with sufficient details in engineering plans. Indicate muck removal, new cut & fill etc. as applicable. The offsite plans cross sections refer to onsite cross sections. The sections shall be provided along all sides of the site (Engineering).
7. Perimeter berm or Type D curb (6" high min.) shall be required to prevent offsite sheet flow.
8. Provide a letter from solid waste management service company accepting the location of dumpster or loading zone (Engineering).
9. The applicant will be responsible for Force Main modeling and upgrading of Lift Station #8 if required. The applicant shall coordinate with Public Services Department (Engineering).
10. Please provide drainage report and calculations indicating storm water retention in project site. Min. Perimeter grade shall be at or above 25-year 72-hour design storm stage. The submitted conceptual calculations are not satisfactory. Hydraulic Conductivity for exfiltration trench shall be based on existing site test results. Provide documentation or tests for drainage well capacity. Well discharge shall only start at elevation 3.50 feet NAVD or 2 feet above water table elevation. Exfiltration trench length shall be twice than required when used for quantity purpose. Provide revised drainage calculations and drainage plans satisfying 25-year storm stage and perimeter berm requirement. The drainage well casing pipe top elevation shall be set at 3.50 feet NAVD to prevent backflow. Revise the drainage well structure detail accordingly. Provide detail for retention area drainage wells (Engineering).
11. All parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. If double line to be utilized then DDG shall specify the requirement (Engineering).
12. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable) (Engineering).
13. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).
14. Detail and complete engineering plans will be required prior to Building and R/W permit approval (Engineering).
15. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering).
16. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).
17. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and

pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV (Engineering).

18. All pavement markings shall be alkyl based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping (Engineering)
19. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA) (Engineering).
20. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
21. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED, SFWMD, etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable (Engineering).
22. The proximity to the airport will require FAA review and approval. 2X requested (Planning).
23. PARK IMPACT FEES: Per Resolution No. 2015-071, \$1,825.00 per Single Family/Townhouse dwelling, \$1,364.00 per Multifamily Dwelling, \$1,140.00 per Mobile Home must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. Therefore, \$433,200 (380X 1140) is due for each building at issuance of a building permit (Planning).
24. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049, which established a rate of \$21.26 per p.m. peak hour trip. The Kimley-Horn Transportation Mitigation Impact Fee Calculations signed and dated as revised on December 2, 2020 identifies 274.23 adjusted PM Peak Hour Trips for the Wave 70 site plan. Therefore, \$5,830.13 is due prior to issuance of a building permit (Planning).
25. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction (Planning).
26. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit (Planning).
27. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name

and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal (Planning).

28. PUBLIC ART PROGRAM: Per O-2019-025, new development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city (Planning).
29. The Master Development Plan on page 9 of the DDG shows a pedestrian cross access easement. Prepare easement language for the City Attorney's Office to review before recording it in Broward County Public Record. Must be reviewed and recorded prior to issuance of a building permit (Planning).
30. Show location of pedestrian cross access easement running across the entire length of the property on the site plan (Planning).
31. Enter into a Developers Agreement for creation of a park and associated improvements, for separate review and approval by the City Commission (Planning).
32. Identify location of pedestrian cross access easement along east side of the property. 2nd time requested (from Plat comments) (Planning).
33. The applicant has committed to donate \$10,000 to Collins Elementary School in association with this site plan.

Additionally, a Plat application has been submitted for the property that is being processed separately.

CITY COMMISSION PREVIOUS ACTION

On October 28, 2019, the City Commission changed the zoning on the property from Industrial, Research, Office, Marine (IROM) to Planned Small Lot Mixed-Use Development District (PMUD-SL).

On December 8, 2020 the City Commission continued this item.

Recommendation

Approve the Site Plan and Development Design Guidelines for the project with remaining DRC comments as conditions of approval.

RESOLUTION NO. 2020-127

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DEVELOPMENT DESIGN GUIDELINES (DDG) AND SITE PLAN (SP-024-20) SUBMITTED BY KIMLEY-HORN AND ASSOCIATES, ON BEHALF OF NV MARINA HOLDINGS LLC AND RJ MARINA HOLDINGS LLC, FOR PROPERTY GENERALLY LOCATED AT 50 AND 70 S. BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the “Land Development Code” (the “LDC”), Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plans,” and Part 3 “Special Zoning Districts,” Subpart 5 “Planned Small Lot Mixed-Use Development District (PMUD-SL),” Article 350 “Planned Small Lot Mixed-Use Development District (PMUD-SL),” Section 350-30(R) “Site Plan Approval,” site development shall comply with the established PMUD-SL regulations and the approved Development Design Guidelines; and

WHEREAS, LDC Article 350 “Planned Small Lot Mixed-Use Development District (PMUD-SL),” Section 350-40 “Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Requirements,” provides that no building permit for a structure or building shall be issued by the City and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG) and an approved final site plan; and

WHEREAS, pursuant to LDC Section 350-40, Kimley-Horn and Associates, on behalf of NV MARINA HOLDINGS LLC and RJ MARINA HOLDINGS LLC (collectively, the “Applicant”) has submitted the Bryan Road PMUD-SL District 1 (70 Wave) Development Design Guidelines (DDG), attached as Exhibit “C,” which provide for the standards and regulations of the future development of that certain portion of the PMUD-SL (District 1), as legally described in Exhibit “A;” and

WHEREAS, the Applicant has requested Site Plan (SP-024-20) approval to permit the development of a mixed use project with 380 dwelling units and 19,700 sf of commercial uses (integrated with a parking garage) with ground level retail, attached as Exhibit “D,” consistent with the DDG, to be located on the property as legally described in Exhibit “A;” and

WHEREAS, the Site Plan (SP-024-20) has been reviewed for compliance with the Bryan Road PMUD-SL District 1 Development Design Guidelines (DDG) in accordance with Article 635 and Article 350 of the LDC; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the Land Development Code; and

WHEREAS, the City Commission finds that the approval of the proposed DDG and Site Plan (SP-024-20) 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; and

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

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

Section 2. That pursuant to Chapter 28, “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plan,” and Part 3 “Special Zoning Districts,” Article 350 “Planned Small Lot Mixed-Use Development District (PMUD-SL),” Section 350-40 “Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Requirements,” the following Site Plan (SP-024-20) attached as Exhibit “D,” which is made a part of and incorporated into this Resolution by reference, is approved subject to the conditions contained in Exhibit “B”.

Section 3. That pursuant to LDC Section 635-100 “Expiration of Site Plans,” the Site Plan (SP-024-20) approval shall automatically expire and become null and void eighteen (18) months from the effective date of this Resolution unless the Applicant files a complete building permit application and secures approval of building permits for the improvements shown on the Site Plan within the eighteen (18) month time frame, unless an extension is granted by the City Commission.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit "A"
Legal Description

The South one-half of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, LESS all that portion lying Easterly lying Easterly of the following specifically described line:

Commencing at the NE corner of the SE $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East, bear South 87 degrees 26 minutes 41 seconds West, along the North line of said SE $\frac{1}{4}$ (centerline of NW 2nd Street) a distance of 1111.05 feet; thence South 0 degrees 42 minutes 30 seconds East, a distance of 1674.9 feet, more or less, to the intersection thereof with the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence North 87 degrees 31 minutes 28 seconds East, along said North line, a distance of 35.02 feet; thence South 0 degrees 42 minutes 30 seconds East, a distance of 150.0 feet; thence South 89 degrees 17 minutes 30 seconds West, a distance of 14.50 feet; thence South 2 degrees 54 minutes 17 seconds West to an intersection thereof with the North line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the POINT OF BEGINNING; thence continue South 2 degrees 54 minutes 17 seconds West, a distance of 118 feet from the last point of deflection; thence North 87 degrees 05 minutes 43 seconds West, a distance of 20.0 feet; thence South 2 degrees 54 minutes 17 seconds West, a distance of 70 feet, more or less, to the intersection thereof with the South line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section and the end of the specifically described line.

Also less the West 30.0 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East.

Also LESS all that portion of the South 10.0 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, lying West of Central and Southern Florida Flood Control District Canal C-10 right of way.

AND

The North one-half (N $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, LESS all that portion lying Easterly of the following specifically described line:

Commencing at the NE corner of the SE $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East, bear South 87 degrees 26 minutes 41 seconds West, along the North line of said SE $\frac{1}{4}$ (centerline of NW 2nd Street) a distance of 1111.05 feet; thence South 0 degrees 42 minutes 30 seconds East, a distance of 1674.9 feet, more or less, to the intersection thereof with the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence North 87 degrees 31 minutes 28 seconds East, along said North line, a distance of 35.02 feet; thence South 0 degrees 42 minutes

30 seconds East, a distance of 150.0 feet; thence South 89 degrees 17 minutes 30 seconds West, a distance of 14.50 feet; thence South 2 degrees 54 minutes 17 seconds West to the intersection thereof with the South line of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section and the end the specifically described line.

Also less the West 30.0 feet of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East.

AND

All that portion of the South 10.0 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, lying West of Central and Southern Florida Flood Control District Canal C-10 right of way.

TOGETHER WITH

A portion of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the NE corner of the SE $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East; thence South 87°26'41" West (basis of bearings) along the North line of said SE $\frac{1}{4}$ (centerline of NW 2nd Street) a distance of 1111.05 feet; thence South 00°50'21" East, a distance of 1677.24 feet to the intersection thereof, with the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence North 87°23'42" East, along said North line, a distance of 35.02 feet to the

POINT OF BEGINNING; thence continue North 87°23'42" East, a distance of 28.82 feet; thence South 01°58'30" East, a distance of 201.92 feet; thence South 15°11'27" West, a distance of 92.10 feet; thence South 04°24'06" West, a distance of 35.50 feet; thence South 87°25'33" West, a distance of 49.86 feet to a point on the existing Westerly right of way line of the Central and Southern Florida Flood Canal C-10 Canal right of way; thence North 02°46'39" East along the aforementioned Westerly right of way line, a distance of 59.99 feet; thence South 87°13'21" East along the aforementioned right of way line, a distance of 20.00 feet; thence North 02°46'39" East along the aforementioned right of way line, a distance of 118.00 feet; thence North 89°09'52" East along the aforementioned right of way line, a distance of 14.50 feet; thence North 00°50'08" West along the aforementioned right of way line, a distance of 150.00 feet to the POINT OF BEGINNING.

Exhibit “B”

Conditions of Approval

1. Page 15 of the study includes mitigation of the signal timing at the intersection of Bryan Road and Stirling Road. The future total condition with signal optimization brings the intersection LOS from an F to a D in the pm peak hour. As a condition of approval, we would recommend the applicant to coordinate with Broward County the optimization of this signal. It may have to wait for the appropriate time for the traffic conditions to develop in order for Broward County to proceed with the signal optimization as suggested (Traffic Engineering).
2. According to page 28 of the updated traffic study, the applicant will construct right turn deceleration lanes at the two proposed site driveways. The study also indicates that the exact parameters related to these lanes will be determined during the platting process. We recommend having a condition of approval indicating that right turn deceleration lanes will be provided at the two driveways for the 70 Wave and 90 Wave sites, subject to Broward County’s conditions of approval process (Traffic Engineering).
3. Table 8 of page 21 of the study points to future deficiencies in the year 2024 for the intersection of Bryan Road and Old Griffin Road. Since this intersection is not currently signalized but will be at a future date, we would recommend including a condition of approval indicating that the capacity of the storage lanes and geometry of this intersection will be reviewed and approved by Broward County as part of the traffic signal approval process (Traffic Engineering).
4. Provide R/W (width/dimensions), NVAL, R/W dedication, and all Easements information on all engineering plans and Site Plan (Engineering).
5. Provide offsite roadway improvements plans with sufficient details. City R/W permit shall be required for offsite improvements. Proposed removal of muck within R/W may impact the existing underground utilities. Existing utilities shall be protected or reconstructed including WM, gas main and drainage pipes (Engineering).
6. Provide site cross sections with sufficient details in engineering plans. Indicate muck removal, new cut & fill etc. as applicable. The offsite plans cross sections refer to onsite cross sections. The sections shall be provided along all sides of the site (Engineering).
7. Perimeter berm or Type D curb (6” high min.) shall be required to prevent offsite sheet flow.
8. Provide a letter from solid waste management service company accepting the location of dumpster or loading zone (Engineering).
9. The applicant will be responsible for Force Main modeling and upgrading of Lift Station #8 if required. The applicant shall coordinate with Public Services Department (Engineering).
10. Please provide drainage report and calculations indicating storm water retention in project site. Min. Perimeter grade shall be at or above 25-year 72-hour design storm stage. The submitted conceptual calculations are not satisfactory. Hydraulic Conductivity for exfiltration trench

shall be based on existing site test results. Provide documentation or tests for drainage well capacity. Well discharge shall only start at elevation 3.50 feet NAVD or 2 feet above water table elevation. Exfiltration trench length shall be twice than required when used for quantity purpose. Provide revised drainage calculations and drainage plans satisfying 25-year storm stage and perimeter berm requirement. The drainage well casing pipe top elevation shall be set at 3.50 feet NAVD to prevent backflow. Revise the drainage well structure detail accordingly. Provide detail for retention area drainage wells (Engineering).

11. All parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. If double line to be utilized then DDG shall specify the requirement (Engineering).
12. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable) (Engineering).
13. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).
14. Detail and complete engineering plans will be required prior to Building and R/W permit approval (Engineering).
15. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering).
16. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).
17. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV (Engineering).
18. All pavement markings shall be alkyd based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping (Engineering)
19. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA) (Engineering).
20. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).

21. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED, SFWMD, etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable (Engineering).
22. The proximity to the airport will require FAA review and approval. 2X requested (Planning).
23. PARK IMPACT FEES: Per Resolution No. 2015-071, \$1,825.00 per Single Family/Townhouse dwelling, \$1,364.00 per Multifamily Dwelling, \$1,140.00 per Mobile Home must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. Therefore, \$433,200 (380X 1140) is due for each building at issuance of a building permit (Planning).
24. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. Kimley-Horn Transportation Mitigation Impact Fee Calculation signed and dated 12/2/20 identifies 274.23 adjusted PM Peak Hour Trips for the Wave 70 site plan. Therefore, \$5,830.15 is due prior to issuance of a building permit (Planning).
25. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction (Planning).
26. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit (Planning).
27. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal (Planning).
28. **PUBLIC ART PROGRAM:** Per O-2019-025, New development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city (Planning).
29. The Master Development Plan on page 9 of the DDG shows a pedestrian cross access easement. Prepare easement language for the City Attorney's Office to review before recording

it in Broward County Public Record. Must be reviewed and recorded prior to issuance of a building permit (Planning).

30. Show location of pedestrian cross access easement running across the entire length of the property on the site plan (Planning).
31. Enter into a Developers Agreement for park improvements, for separate review and approval by the City Commission (Planning).
32. Identify location of pedestrian cross access easement along east side of the property. 2nd time requested (from Plat comments) (Planning).

Exhibit “C”

Bryan Road PMUD-SL District 1 Development Design Guidelines (DDG)

Exhibit “D”
Site Plan

DESIGN GUIDELINES: 90 WAVE AND 70 WAVE



All Renderings are conceptual. City Approved Site and Landscape Plans shall govern.

Prepared for:

DANIA BEACH MARINA CORPORATION



Prepared by:

Kimley»Horn

December 2020

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SECTION 1 INTRODUCTION AND INTENT

(1) INTRODUCTION

Dania Beach Marina Corp, the Applicant for 90 North Bryan Road, 70 and 50 South Bryan Road in the City of Dania Beach is proposing to redevelop the 5.79-acre total site area with a mixed-use development known as “90 and 70 Wave” (“Project”). The project consists of predominately residential and commercial along with office use, the density of which is included later in this document.

The proposed development is designed as an integral part of an emerging mixed-use lifestyle corridor along Bryan Road spurred by the development of Dania Pointe, a large-scale Planned Mixed-Use Development (PMUD) on the west side of Bryan Road.

The development activity within this corridor has resulted in the opportunity for property owners along Bryan Road to redevelop their properties into an innovative and compatible mixed-use development. As such, these properties have been rezoned to a newly created Planned Mixed-Use Development-Small Lot (PMUD-SL) zoning district, known as the Bryan Road Corridor PMUD-SL (see Figure 2).

The Dania Beach Marina PMUD-SL (District 1) zoning application included a Master Development Plan (“MDP”) (Figure 3) illustrating two (2) districts. This MDP conceptually illustrates the Bryan Road street section, building envelopes and setbacks in order to provide consistency and continuity within the Bryan Road Corridor PMUD-SL. The design guidelines in this document shall apply only to District 1, located at 90 North Bryan Road, 70 South Bryan Rd and 50 South Bryan Road (see Figure 4).

The District 1 PMUD area is 5.92 acres which contributes to the minimum 10-acre requirement set forth in the PMUD-SL for both District 1 and District 2. PMUD area is measured from the centerline of the immediately adjacent roadways and the eastern property boundaries as applicable, thus the reason it is larger than the total site area for District 1 previously mentioned. The property is currently zoned PMUD-SL with an underlying land use of Regional Activity Center (RAC) within the City’s Community Redevelopment Area (“CRA”) (see Figure 2).

The nearby properties are zoned:

Direction of Nearby Properties	Zoning
South (District 2)	PMUD-SL
East (adjacent canal)	NBHD-RES, IROM and IG
West	PMUD/IROM
North	IROM

The properties to the east of the canal are zoned Neighborhood Residential (NBHD-RES) and General Industrial (IG). Two parcels without an assigned zoning district, are owned by the South Florida Water Management District and separate the District 1 property from the NBHD-RES property. The property to the west, commonly known as Dania Pointe, is zoned Planned Mixed-Use Development (PMUD).

Figure 1: Location Map



The conceptual master plans and design guidelines of this report collectively called “development design guidelines” are designed to best achieve the common goals of the Bryan Road Corridor PMUD-SL and the City of Dania Beach to continue to provide world class destinations and services to the residents of Dania Beach and east Broward County. As proposed, the Master Development Plan (MDP) is broken down into two (2) districts; District 1 (Commercial-Office-Residential-Hotel-Marina) and District 2. District 1 represents approximately 2/3 of the MDP spanning from NW 1st Street on the north to just south of Arrow Place on the south. The properties seek to take advantage of the waterfront at the rear of their properties to provide private amenities, including docking facilities and walkways along the waterfront. Where feasible, that no public ROW impedes, and that both property owners agree, pedestrian cross access is allowed between the districts. This cross-access easement is intended to be a designed amenity such as a continuous boardwalk, sidewalk or

waterfront feature as allowed by the City of Dania Beach, SFWMD and USACE. Each District would be responsible for their respective portion of the cross-access with each respective site plan submittal.

(2) INTENT

The Dania Beach RAC land use designation is intended to provide the needed flexibility to permit increased development intensity on certain sites without the need to process site specific land use plan amendments. The PMUD zoning district adjacent to the property furthers the intent of the City's redevelopment plans by supporting large-scale mixed-use development with direct access to an arterial roadway within the RAC. The City's Land Development Code reserves the PMUD zoning designation for properties that have a minimum size of fifty (50) acres of contiguous land. Thus, a new PMUD-SL district was created for properties that do not meet the minimum 50-acre requirement.

The intent of these design guidelines is to create parameters for District 1 based on the documentation of existing conditions as well as planning for future expansion. The Master Development Plan was required for District 1 to rezone from C-3 and IROM to PMUD-SL which occurred in 2019, (ORD #2019-018, see appendix). The District 1 design guidelines control specific development standards or bulk regulations for District 1. The design guidelines further require architectural, landscaping and design features that would be consistent within District 1 and compatible with elements of the Bryan Road PMUD-SL Master Development Plan, particularly landscaping, pedestrian lighting and hardscape within the Bryan Road Corridor as illustrated in the Bryan Road PMUD-SL Plan and Street Sections.

ZONING MAP

Figure 2: Zoning Map



SECTION 2 DEFINITIONS

Refer to the City of Dania Beach Code of Ordinance Section 725-30 for applicable definitions unless otherwise noted and defined herein.

SECTION 3 PERMITTED USES

The PMUD-SL may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, recreation, office and employment center. A functional mix of uses should be provided and may be horizontally and vertically mixed within a building(s) as well as within the PMUD-SL as regulated in these design guidelines. All permitted, conditional, special exception, restricted or prohibited uses within the PMUD-SL shall be identified and established below (see Exhibit 1: Permitted Uses; Exhibit 2: Conditional Uses; Exhibit 3: Prohibited Uses).

Exhibit 1: Permitted Uses

Permitted Uses
(1) Residential (Live/Work)
(2) Commercial
(3) Office
(4) Hotel
(5) Marina
(6) Personal Trainer
(7) Pet Groomer

Specific uses include the following:

- (1) Community meeting rooms, recreational facilities, private clubs and other places of public assembly accessory to the residential or hotel use.
- (2) Retail and service establishments including grocery stores, restaurants, bars or taverns for on-premises consumption of alcoholic beverages, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, deli, baked goods/bakery including those within a retail/grocery store and other similar uses, watercraft rentals and marine uses.
- (3) Art studios and retail shops.
- (4) Open-air cafes and restaurants.
- (5) Residential including multifamily.
- (6) Hotels.
- (7) Business, medical, dental and other professional offices.
- (8) *Live/Work* unit is defined as a residential dwelling unit which may, at the resident's option, contains a commercial component operated by the resident of the dwelling unit.

Exhibit 2: Conditional Uses, Special Exceptions or Restricted Uses

Conditional Uses, Special Exceptions or Restricted Uses
None

Exhibit 3: Prohibited Uses – Any use not specifically identified as permitted, will be considered prohibited.

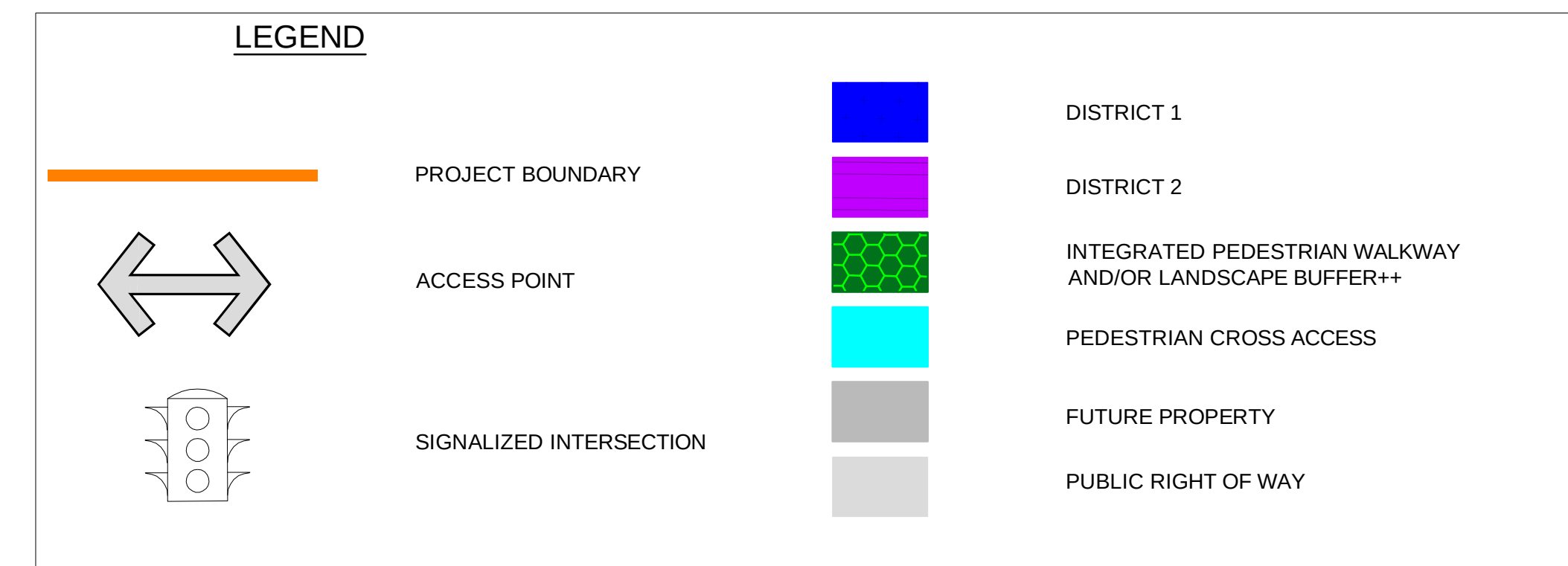
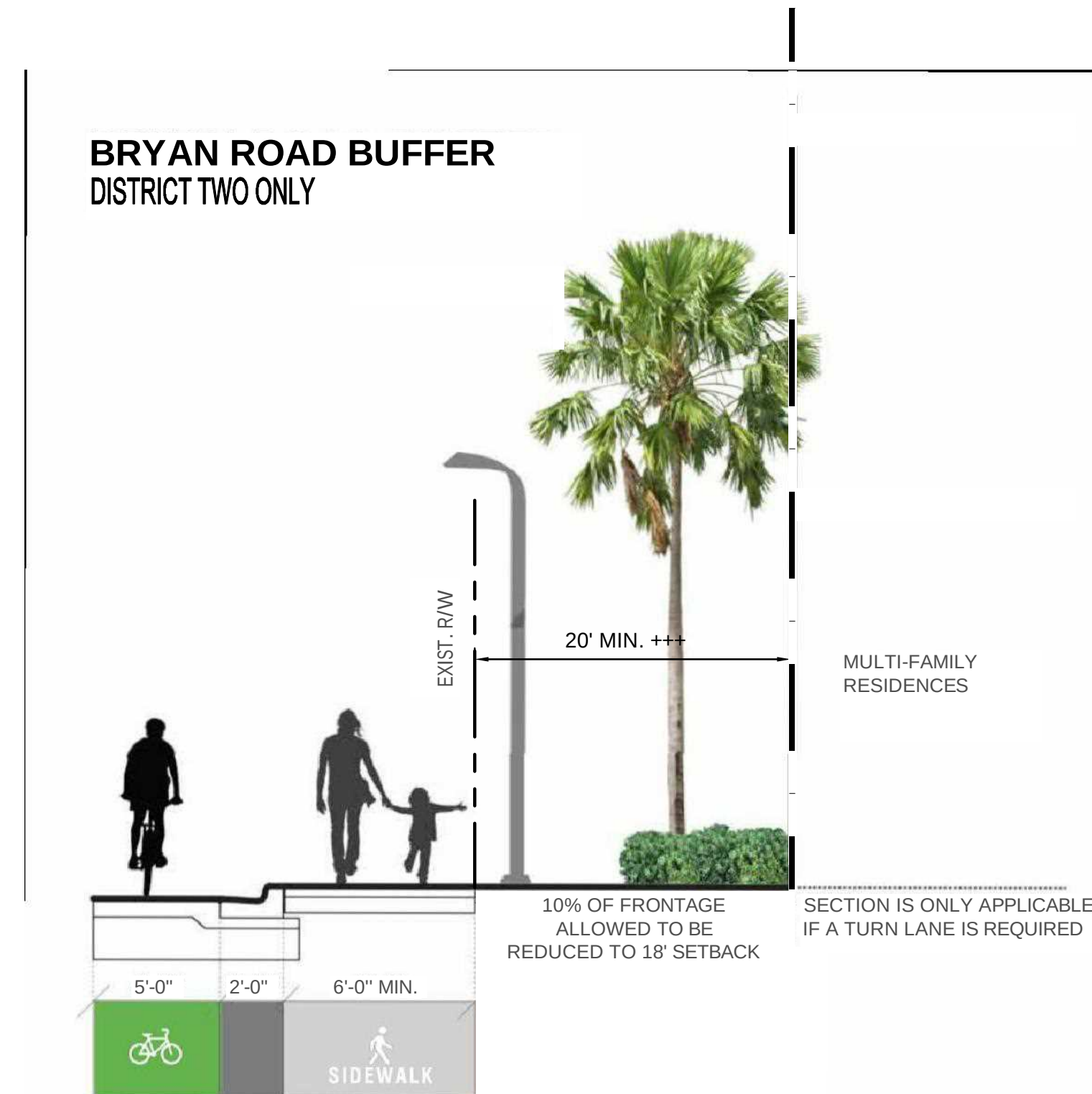
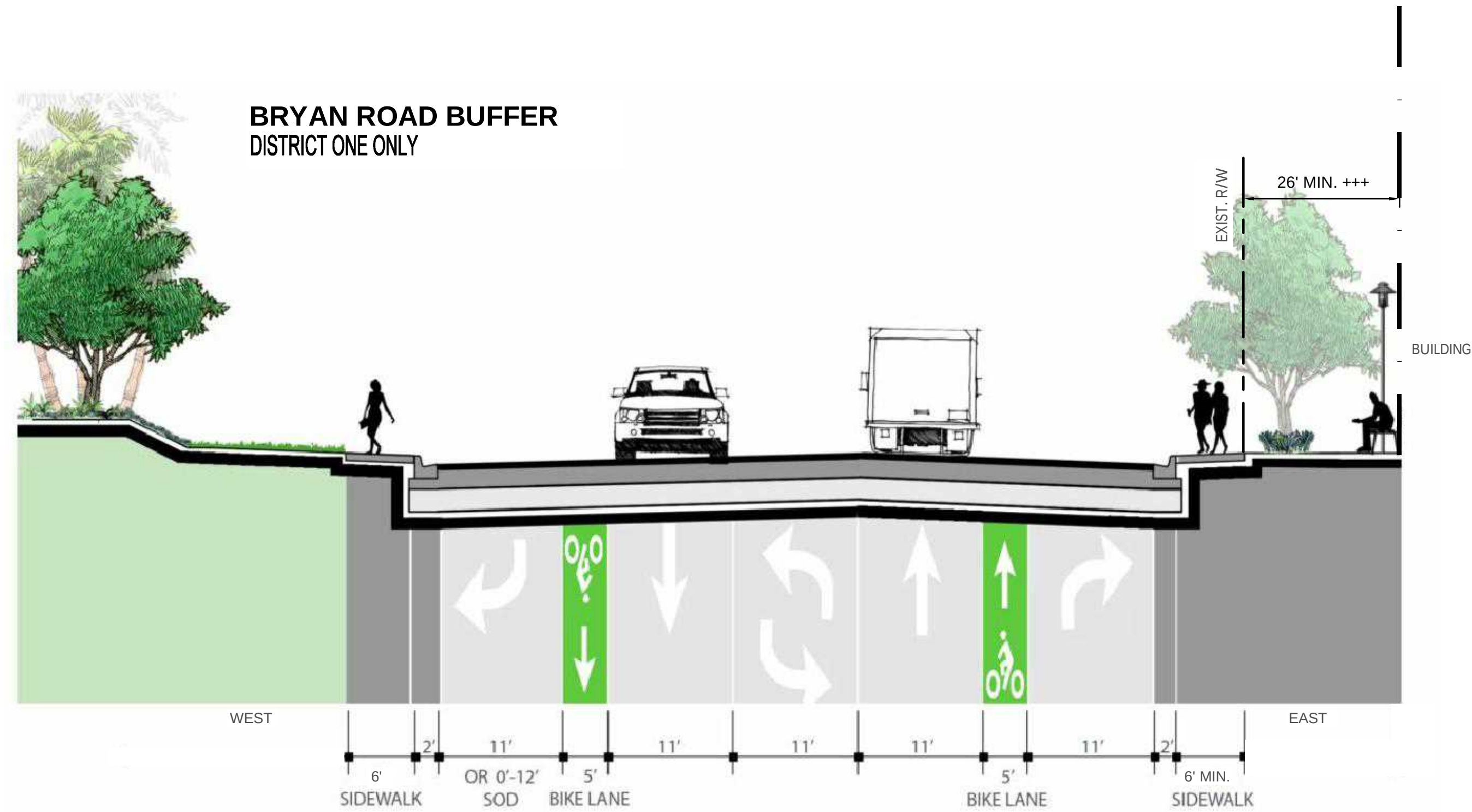
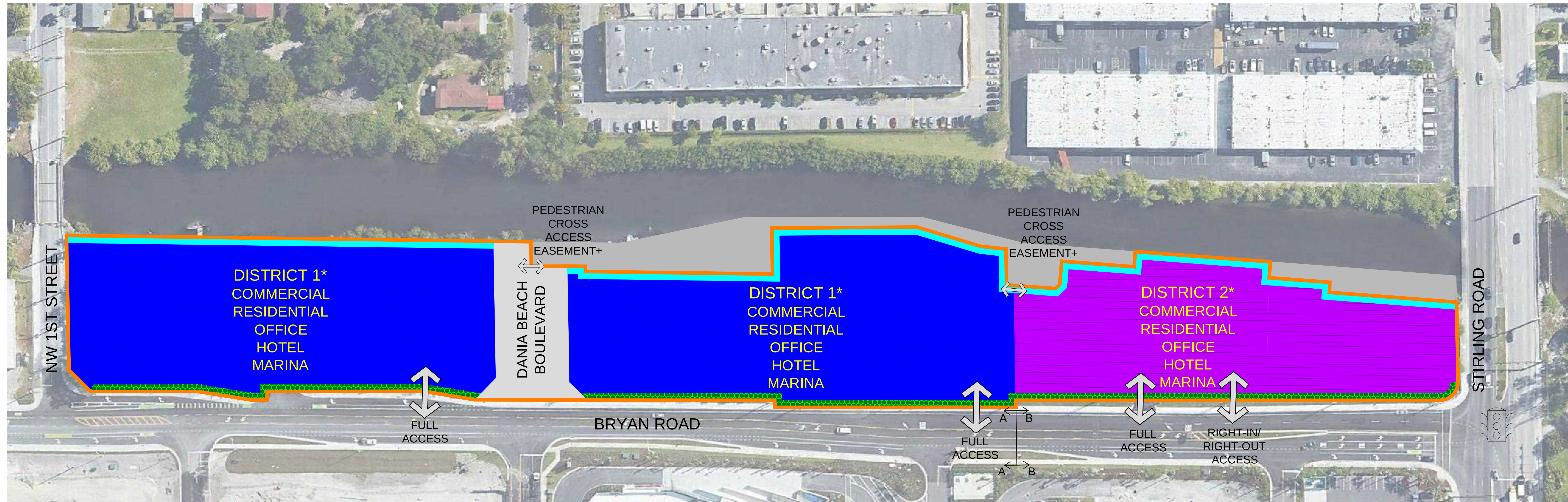
Prohibited Uses
(1) Any use not specifically identified as a permitted use will be considered a prohibited use unless otherwise approved by the City of Dania Beach.

SECTION 4 DISTRICT 1 MASTER DEVELOPMENT PLAN

MASTER DEVELOPMENT PLAN

The Master Development Plan (“MDP”) is the guide for establishing certain development regulations and criteria for the ultimate build-out of the Bryan Road Corridor PMUD-SL along the frontage of District 1. The MDP provides conceptual graphics to designate elements of the proposed development including building setbacks, site access, and streetscape design. As proposed, Section 5 includes Development Standards, Architectural Standards, Landscape and Irrigation Standards, and Sign Standards. Section 6 includes Utility Provider and Service Standards.

Plotted By: Lawson, Jacob
Sheet Set: Kimley-Horn Master Development Plan - October 28, 2019 07:36:08am
K:\VRB_LDEV\147706000 Dania Beach Marina\CAD Exhibits\MASTER DEVELOPMENT PLAN\Master Development Plan.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



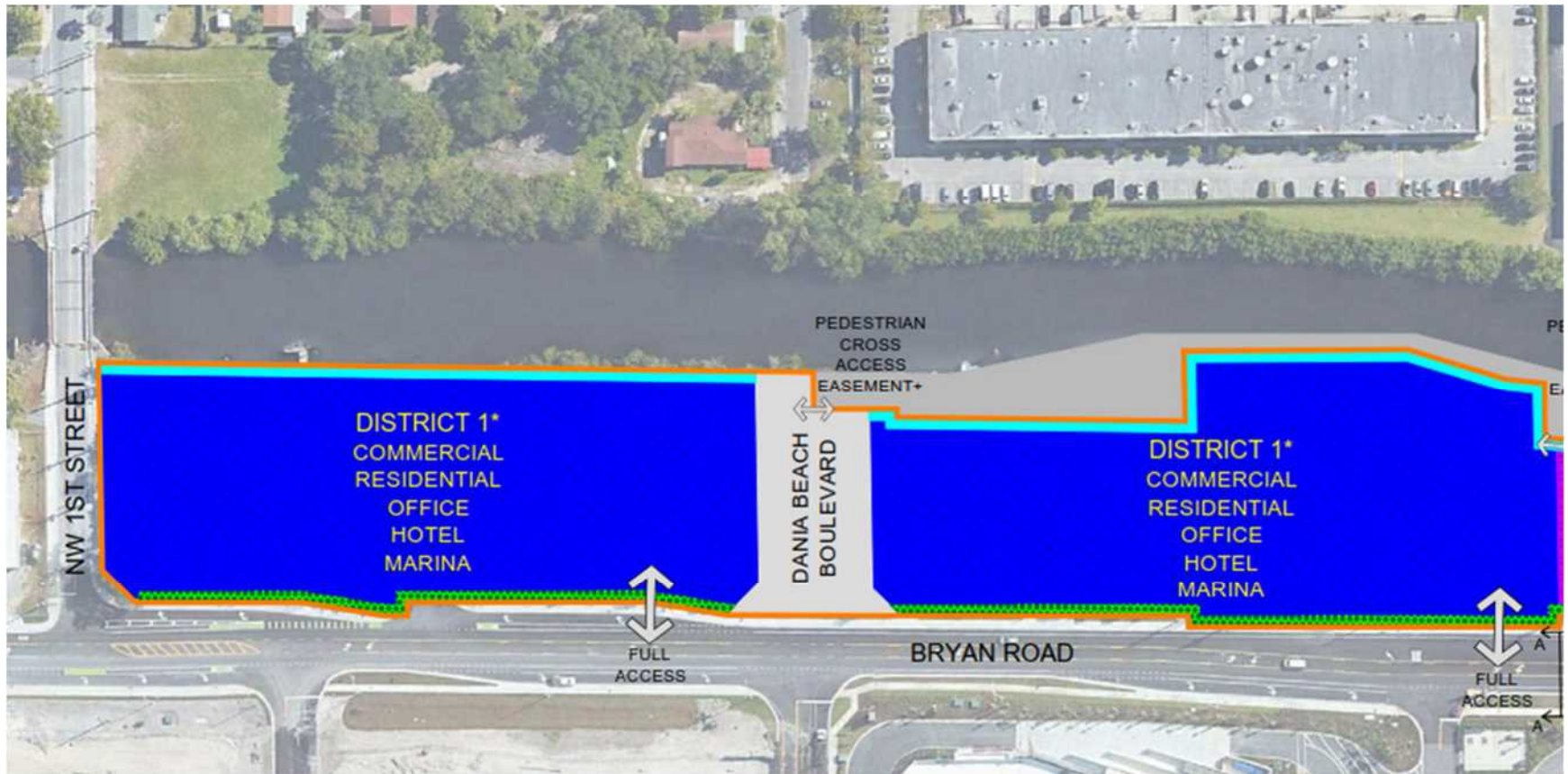
* NUMERICAL DESIGNATION OF DISTRICTS IS TO SIGNIFY SEPARATION OF SITE PLANS AND DEVELOPMENT DESIGN GUIDELINES

+ PEDESTRIAN CROSS ACCESS EASEMENT TO BE ESTABLISHED AT NOTED LOCATIONS

++ INTEGRATED PEDESTRIAN WALKWAY AND LANDSCAPE TO INCLUDE STREET CANOPY AND ORNAMENTAL TREES CONSISTENT WITH BEST LANDSCAPING PRACTICES AND AS CONSISTENT WITH THE BRYAN ROAD CROSS SECTIONS. AREA TO ALSO INCLUDE A MINIMUM 6 FOOT WIDE SIDEWALK WITH ORNATE TRASH RECEPTACLES, BENCHES, PEDESTRIAN LIGHTING AND BUS SHELTER WHERE DEEMED NECESSARY. 35 FT TREE SPACING ALONG BRYAN ROAD

+++ REQUIRED MINIMUM BUILDING SETBACK INCLUDES AREA FOR FUTURE EXPANSION OF BRYAN ROAD.

Figure 4: District 1 Master Development Plan



ILLUSTRATIVE GRAPHICS OF BUILDING TYPOLOGIES

Figure 5: *West View*





Figure 6: North Elevation



Figure 7: *South Elevation*



SECTION 5 DEVELOPMENT STANDARDS

(1) INTENT

Development standards includes those items generally pertaining to the height, perimeter setbacks, orientation, design standards, landscaping, parking, development themes, visual appearance and others as included herein.

(2) COMPATIBILITY

The District 1 design guidelines have been developed based on existing site features, available infrastructure, and the adjacent properties. The Project provides a sustainable mix of compatible land uses both internally and externally with adjacent properties (such as Dania Pointe and those found within the MDP) and, more importantly, provides flexibility to best respond to current and future land uses, changes in building and development patterns and changes to community demographics. Additionally, it provides external compatibility with surrounding properties similarly located within the City's RAC and encouraging compatible land uses to those permitted under the PMUD-SL zoning. In encouraging residential compatibility, PMUD-SL zoning is an effective land use control promoting high quality, compact mixed-use development complemented by commercial and recreation uses with a high level of access to surrounding developments and amenities. These elements form the basis for an attractive community and contribute to improved health, safety, and welfare for residents.

(3) DENSITY AND INTENSITY

The density and intensity of land uses within a PMUD-SL shall be consistent with the Dania Beach RAC provisions set forth in the Future Land Use Element of the City's Comprehensive Plan. As proposed, Bryan Road PMUD-SL District 1 is proposing the following maximum entitlement:

Residential Units		Non-Residential	
Maximum number of units	760	Maximum SF	70,000 (includes square footage which may be associated with Live/work units)

(4) LOT COVERAGE, PERVIOUS AREA, AND OPEN SPACE

Lot coverage and pervious area minimums for any lot within, or combination of lots as may be separated by a public ROW, or as the whole of District 1 may be described in accordance with those enumerations in Exhibit 4. *Pervious area* is defined as land surface that presents an opportunity for precipitation to infiltrate directly into the ground. *Open space* is defined as an area that is unencumbered by principal buildings, structures, private streets, driveways, and vehicular use areas. Any space that consists of sidewalk, water, docks, hardscape, pedestrian area, and utility areas may be considered open space. *FAR* is defined in Sec. 725 of the Code and Open-air amenities or floor space not enclosed is not to be counted therein. There is not proposed to be any minimum lot area within the development and if special tax parcels or other parcels are created, it is not the intent to impose these standards or any section of the City code on the individual parcels. The standards shall apply to the entire District 1.

Exhibit 4: Lot Coverage, Pervious Area, & Open Space

Principle Building Coverage	60% Maximum
Pervious Area	5% Minimum
Open Space	35% Minimum
FAR	4.75 Maximum

(5) MINIMUM SETBACKS AND ROADWAY EASEMENT

The following District 1 criteria is established for principal building setback purposes based on the abutting existing right of way lines.

Exhibit 5: Setbacks and Roadway Easement

	Minimum	Location Description
NW 1 st Street	15'	Side
Interior	10'	Side
Bryan Rd Existing ROW	26'	Front
Bryan Rd Proposed ROW	15'	Front
Dania Beach Blvd	14'	Side
C-10 Canal*	0'	Rear

*measured from property line

Docks, floating docks, seawalls or pavilion structures are allowed to encroach into the area beyond the seawall as long as they are located within property lines. A minimum ten (10') foot wide pedestrian cross-access easement shall be dedicated within the rear property as permitted and allowed by the City of Dania Beach, South Florida Water Management District, USACE and adjacent property owners.

The appurtenances such as balconies, screening or signage are allowed to overhang into any setback up to a maximum of 7.5'. The building setback is allowed to be reduced in the event a right-of-way dedication is required by an agency in the future and authorized by the City of Dania Beach.

(6) BUILDING SEPARATION

Dania Beach Marina represents a mixed-use integrated site design where principal and accessory buildings/structures are interconnected into one (1) unified building structure per lot or combinations thereof. Due to the nature of the development, no building separation standard is proposed. The District 1 buildings will be separated by the public right of way in Dania Beach Boulevard or potential future pedestrian area and setbacks identified in Section 5 above. In the event that this right of way is added into the development and a building is added, the minimum building separation may still be zero feet as approved by the Fire Marshal.

(7) BUILDING HEIGHT

As proposed, the Project is proposing a maximum building height of 188' above finished floor elevation, which height will include appurtenances, architectural features, front facades or similar design features that may be attached to a building.

(8) PUBLIC ACCESS & CIRCULATION

Each building use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement areas. Such paved access at the ultimate right of way line shall be a minimum of 24 feet wide at the existing property line for two-way traffic. The City shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services, and to generally ensure the health and safety of the residents. A minimum ten (10') foot wide pedestrian cross-access easement shall be dedicated within the rear property as permitted and allowed by the City of Dania Beach, South Florida Water Management District, USACE and the adjacent property owners.

District 1 will be allowed to have a continuous and connected pedestrian circulation system throughout District 1 for all buildings and uses, parking, transit and other common areas by way of the public ROW along Bryan Rd. District 1 shall have the ability to interconnect via any public function that is situated between any non-consecutive or noncontiguous lots of District 1. The property will be interconnected with District 2 of the PMUD-SL for all buildings and uses, parking, transit and common areas by way of the public ROW along Bryan Rd. Furthermore, the PMUD-SL shall be allowed to foster the use of alternative modes of transportation, which will include pedestrian, bicycle, transit, and potentially non-motorized or motorized marine vessels through measures which can include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, and posting of transit route information, as applicable.

(9) OFF-STREET PARKING, STRUCTURED PARKING & LOADING

The proposed mixed-use development within District 1 has the ability to share parking facilities, surface, structured and on-street parking as needed. In addition, parking facilities shall be subject to the following;

- (1) No parking space may encroach, hinder or otherwise block a public roadway.
- (2) Off-Street Parking, Tandem Parking and Lift Parking may be provided as angled or 90-degree parking stalls with a minimum dimension of eight and one-half (8.5) feet wide by eighteen (18) feet deep measured along the angle of space.
- (3) Off-Street Parallel parking may be provided with a minimum dimension of nine (9) feet wide by twenty-two (22) feet deep.
- (4) Lift Parking and Tandem Parking may be used to satisfy minimum parking requirements.
- (5) Parking Drive-Aisles may be reduced to 22 ft as only necessary.
- (6) Parking Garage Columns shall be located within 2' of the entrance of a parking space.
- (7) Parking Structure - Speed Ramp not to exceed 17%.
- (8) Parking Structure - Park on Ramp not to exceed 6.68%
- (9) The clearance between a parking space and a wall (excluding columns) other solid obstruction shall be a minimum of 1 foot only. The application thereof is at the discretion of the Land Development Director.
- (10) Wheel stops may be a maximum of 6 inches in height.

Parking ratios are based on the purpose and intent of alternate parking standards described in Sec. 265-60 and the intent of the parking reductions for mixed use developments methodology described in Sec. 265-90 of the Dania Beach Land Development Code. Warranted parking ratios are also based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All required parking for this establishment is met by the required ratios listed herein.

The development intends to implement and contribute to the Dania Beach Regional Activity Center purpose of “creating a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and providing an attractive destination for tourists and local citizens”, which is reflected in the parking ratios provided within the Development Design Guidelines (DDGs). The development is supportive of and promotes a “car-free” or “car-optional” lifestyle through a mixture of proximity to uses that fulfill daily needs (i.e. grocery, fitness, pharmacy, employment), increased supply of bicycle parking spaces, access to transit and ridesharing services, and a robust parking & mobility demand management plan. Through the management of parking, the development will provide the following off-street parking ratios:

Exhibit 6: Off-Street Parking

Required Parking Calculation	1.3 spaces per residential unit or live/work unit, 1 space per 250 SF of General Commercial Live/work units are parked as 100% residential and not Commercial
Bicycle Parking	Minimum 5% of Vehicle Parking for Residential Minimum 10% of Vehicle Parking for Nonresidential

Service areas including loading/unloading spaces shall be designed to include screen walls, landscaping, or other treatments to limit the visibility of the service area to the adjacent public street. Service areas shall be located outside of a public roadway and where practical, off of private drives, and identified through signage or other similar means. Accessible parking is to be provided based on the premise of the available self-park spaces.

Loading/unloading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of the site, loading and unloading shall reside in the designated loading and unloading areas which may be within the parking garage. In no circumstance should loading or unloading occur in the public right-of-way unless for emergency purposes only. The sharing of such spaces (areas) between individual tenants, uses and buildings within District 1 shall be permitted. As proposed, Dania Beach Marina Redevelopment is providing the following off-street loading spaces:

Exhibit 7: Off-Street Loading

Off Street Loading Areas (minimum of 1 space)	(1) 12'x35' Berth per Building
---	--------------------------------

(10) VALET PARKING & RESERVED PARKING

Up to one-hundred (100) percent of the required number of parking spaces for a use may be provided as valet parking by which attendants receive, park and deliver the automobile of occupants, tenants, customers

and visitors, with or without charge. The intent of the development is for the ability of the valet to be an amenity use of the facility.

The operator must possess a valid city issued Certificate of Use, BRT and local business tax receipt for a valet service and prior to its operation. Each valet must be an employee of the operator and each must possess a valid State of Florida driver license. The operator shall have sufficient valets working at all times to avoid excessive stacking in the valet drop-off area. No excessive stacking shall exist when vehicles stacked for valet drop-off or pick-up extend into any drive aisle and impede the flow of routine traffic.

ARCHITECTURAL STANDARDS

(1) INTENT

Buildings, their overall massing and their facades should be designed to communicate a high quality, signature character with a wide appeal to a wide audience. The design should be capable of communicating the type of use being housed within the edifice.

(2) DESIGN ELEMENTS

The use of asymmetry may be utilized strategically to impart interest and relief in the design of the façade.

The design should modulate abutting wall planes and provide articulations through juxtaposed and recessed stacks and where possible. Additionally, the framing or boxing of overall façade elements and the use of double-height elements may be encouraged to provide a sense of scale and legibility to the façade. These may be further enhanced by articulating the boundaries of windows or distinguishing entire stacks of façade elements in a contrasting trim color.

The symmetry and clean lines could be further enhanced by the aluminum railings designed in a horizontal fashion. The color of the railings should be complimentary to the building color. Exterior windows and sliding doors should make use of transparency, while attempting to mediate heat gain, if feasible.

The color schemes should be made-up of a palette of contrasting and complimentary colors in light hues that are responsive to the local identity of the South Florida climate and experience.

(3) ARCHITECTURAL STYLES

The architectural style employed is a sub-tropical modern, contemporary design with design features responsive the international appeal of the South Florida region. It should accentuate sleek, clean geometric lines, overall symmetry and a balanced composition.

(4) BUILDING MATERIALS

Building materials shall be as approved by the Florida Building Code and the City. CBS construction, metal frame and or tilt-up methods may be employed. Finished walls may be finished in stucco, sealed and painted. Where desired, the use of a cladding material may be employed, provided it is consistent with the identity of

the overall design and character of the building. Materials should be true and they should prove to be long-lasting. Parapets or flat roofs are allowed.

Sliding Glass Doors and windows may use “Impact” glass, as approved by the Florida Building Code. Glass exterior doors from the lobby, amenity facilities, and retail areas may use impact, clear glass as approved by the Florida Building Code. Solid exterior doors may be hurricane-rated steel doors under the Florida Building Code.

Varying window heights and sizes can be provided to breakdown the overall scale of the façade. Corner glazing can be floor to ceiling to emphasize building edges.

(5) DECORATIVE BALCONIES

Residential unit balconies should provide relief to the façade such that they protrude or recess from the main building plane. Balcony railings shall be decorative in nature to be complementary to the architectural style of the building.

(6) SITE LIGHTING

District 1 is permitted to allow site lighting consistent with the table below:

Exhibit 8: Lighting Standards

Fixture Height	Lighting fixtures shall be a maximum of 25 feet in height.
Light Source	Both LED and Metal Halide fixtures are permitted.
Light Levels	Minimum average light levels of one (1) light foot-candle in pedestrian areas. Maximum light spillage of 0.5 foot candles along areas that front residentially zoned or used land.

In addition, District 1 lighting standards shall be consistent with the MDP per the PMUD-SL. Any right-of-way photometrics are to be supplied by the agency having jurisdiction at the jurisdiction's expense. District 1 is permitted to have decorative/enhanced lighting to accentuate landscaping or architectural elements i.e. up lighting.

(7) NOISE MITIGATION

Hours for music and entertainment. Music, singing and other forms of entertainment whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the District, and in addition music, singing and entertainment shall be permitted outdoors within the district, however, such outdoor music, singing and entertainment shall not be permitted between the hours of 10:00 p.m. and 10:00 a.m. during weekdays and 11:00 p.m. and 10:00 a.m. on Friday, Saturday, Sunday and legal holidays. Businesses which intend to have outdoor music and entertainment will incorporate noise mitigation measures which may include materials to the extent needed, which mitigate the noise pollution. The logia areas will incorporate sound baffles and/or noise canceling technology in areas where outdoor music is incorporated.

Notwithstanding the foregoing, outdoor music and entertainment whether amplified or not, shall not be permitted in a manner which is plainly audible from a residential property for a period of one (1) continuous minute or longer. Residential property is defined as a property which is zoned Neighborhood Residential (NBHD) and occupied by a residential structure. For purposes of this section, compliance with this section shall be determined by standing on or within the real property line of the complainant's residential property.

LANDSCAPE DESIGN STANDARDS

(1) INTENT

The landscape subsection is intended to establish design standards for the planting and irrigation surrounding the site which shall be integrally designed to enhance the high-quality signature character and visual interest of District 1 while implementing Florida Friendly principles. Landscaping shall be used and located throughout the development to provide a pedestrian friendly environment for visitors and residents alike. The purpose of these provisions is to establish buffering and landscaping guidelines. The project has been designed to require buffering based upon the proximity and style of the building near the public right of way. Additionally, the project's location on a canal allows for a unique opportunity to provide environmental features and benefits where possible.

(2) DEFINITIONS

Refer to Code Section 825-50 for landscape/tree preservation related definitions unless otherwise noted herein.

(3) GREEN DESIGN PRACTICES

The Green Design Practices subsection is intended to encourage the use of recycled materials, energy efficient design, water conservation, and green building standards. Charging stations may be provided for 1 % of parking spaces within the garage. Recycling bins shall be provided to the residents. The units will be designed with energy efficient air conditioners and toilets. Showers may be water conserving and other appliances can include energy efficient standards. The irrigation system shall be designed to conserve water as well as provide a rain sensor.

(4) GENERAL LANDSCAPE & IRRIGATION STANDARDS

The General Landscape Standards subsection is intended to encourage landscaping as a tool to enhance the pedestrian experience, provide beautification, provide a delineation of access, enhance features and architecture and provide environmental enhancement and preserve the natural edge along the east property line where possible. Pedestrian areas along Bryan Road shall include canopy trees which provide shade and aesthetic enhancements without conflicting with vehicles or pedestrian movement. Florida-friendly plants and landscaping principles shall be implemented in this mixed-use landscaping project. Florida-friendly principles will be followed so that a large percentage of native species are specified to conserve water and preserve natural resources.

1. Plant Material:

- a. The plant palette used for District 1 shall be composed of a minimum of 50 percent native species for trees, shrubs and groundcovers.
2. Due to the narrow nature of the property along Bryan Road, in District 1, tree cutouts within sidewalks or paver areas and other publicly accessible plaza areas shall be provided where possible to enhance the pedestrian experience. Palms or canopy trees can be provided to enhance the building façade.
3. Root barriers:
 - a. Canopy trees installed within ten (10) feet of utilities or a sidewalk shall provide a root barrier.
4. Schematic Irrigation plan submittals will be provided per City Code for the construction permit submittals.
5. Pervious area and open space minimums are to be consistent with that which is required by these development design guidelines.

(5) BUFFERS & SCREENING

The Buffers and Screening subsection is intended to protect the views of the residents and adjacent property owners while establishing defined edges for the resident's safety and security.

(A) Buffer Dimension and Design: The following establishes the minimum buffer design requirements and minimum widths:

1. C-10 Canal Buffer: Per code section 275-90(b)(1), when multi-family is adjacent to public right of way, there is no specific buffer requirement, especially as there is a canal right of way; however, existing native Mangrove trees exist in the SFWMD right of way and shall be preserved unless modified by permit from SFWMD or USACE. Potted trees/palms can be utilized to meet any buffer requirements along the canal as long as they are semi-permanent structures. This, or a mixture of potted plants along with the utilization of the green screen if desired, can be considered sufficient to meet any requirements. C-10 Canal Buffer to read that the trademarked Greenscreen® (Greenscreen.com) will be utilized in situations where the potted trees/palms cannot be provided.
2. NW 1st St. Buffer: The North Buffer shall include a minimum 5' wide landscape buffer which contains one canopy tree per 40 lineal feet and a continuous hedgerow. If overhead utilities limit tree height, 1 palm or understory tree per 40 LF.
3. Interior (Adjacent to District 2): The South Buffer shall include a minimum 5' wide landscape buffer which contains one canopy tree per 40 lineal feet and a continuous hedgerow.
4. Bryan Rd Buffer: The West Buffer shall include a minimum of 1 canopy per 35 lineal feet. Where conflicts with Architectural elements occur, palms may be utilized in lieu of a canopy. Additionally, tree cut outs may have shrub and/or other ground cover plant material. Pedestrian amenity areas with outdoor seating and plaza areas shall be provided where feasible and consistent with the overall architecture and site design. Within the area of future right-of-way dedication, it shall be permitted to install native grasses or sod.
5. Dania Beach Blvd Buffer: See Exhibit below.
6. Within landscape buffers, the required trees and shrubs may be clustered to provide view corridors to signage and allow for clearance for utilities, drainage and visibility at intersections.

- The distance between landscape cluster areas shall not exceed 50 feet subject to the location of roadways, driveways, signage and/or infrastructure.
- Any property screening may include vinyl coated fencing in combination with identified hedging materials at the sole discretion of the developer. Screen walls or buffer walls are not permitted in any scenario.

Exhibit 9: Buffer Summary Table

Buffer	Minimum Width*	Planting Requirements
NW 1 st Street	5'	1 canopy/ 40 LF + hedge (unless overhead utilities)
Interior	5'	1 canopy/ 40 LF + hedge (unless overhead utilities)
Bryan Rd Existing ROW	8'	1 canopy/ 35 LF (Where conflicts with Architectural elements occur, palms may be utilized in lieu of a canopy).
Bryan Rd Proposed ROW	8'	1 canopy/ 35 LF (Where conflicts with Architectural elements occur, palms may be utilized in lieu of a canopy).
Dania Beach Blvd	5'	3 understory/palm / 40 LF**
C-10 Canal*	Not Applicable**	1 tree and 10 shrubs / 80 LF

*measured from property line

**No width provided; buffer is provided as approved by City staff

** 3 understory may equate to a canopy tree

SIGN DESIGN STANDARDS

(1) INTENT

The sign subsection is intended to establish graphics that provide for establishment identification and directional communication, while allowing the creation of unique and informative signs. The objective of quality signage and graphics is to present a clear hierarchy of information, direction and organization. Conformity in style, materials and location of signage will be a major element in establishing the design theme continuity with the Dania Beach Marina Redevelopment design guidelines. All vehicular signs shall conform with the FDOT Index 546 sight triangle requirements.

(2) GENERAL SIGN REGULATIONS

All signs to follow the requirements of the Land Development Code Article 505 sections 505-10, 505-20, 505-30, 505-40, 505-50 and 505-90, unless otherwise noted herein.

Exhibit 10: Signage Summary Table

	Maximum
Building Identification	10% of Building Façade
	Consistent with overall design and color
Tenant Identification	One (1) sign per column bay, as needed
	Two (2) feet tall by twenty-five (26) feet in width
	Consistent with overall design, color and tenant requirements

UTILITY PROVIDER AND SERVICE

Water and wastewater service is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Dania Beach. Utilities are intended to be designed and developed as private infrastructure connecting to public systems. Lift Stations are to be constructed as private stations. All utilities beyond the point of service are private facilities. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as follows:

- 10' where similar utility lines are installed separately and horizontally separated by the FDEP minimum of 3 ft; or
- 20' where differing utility lines are co-located

Easements will be dedicated to the City via a separate instrument; a plat shall not be required. Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

CITY OF DANIA BEACH REVIEW PROCESS

In accordance with the purpose and intent of the Planned Mixed-Use Development District, and to encourage and facilitate quality development and redevelopment within the Regional Activity Center, the following changes, modifications, or amendments to the approved DDG, including the Master Development Plan (MDP), or site plan shall be considered Minor deviations and subject to the administrative review process described in Section 340-40(D)(6).

APPENDIX

ORDINANCE NO. 2019-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST, MADE BY STEPHANIE J. TOOTHAKER, ESQ. P.A. (TOOTHAKER.ORG) AND GREENSPOON MARDER, ON BEHALF OF DANIA BEACH MARINA CORP, NV MARINA HOLDINGS LLC, RJ MARINA HOLDINGS LLC, AND PROJECT USA LLC, TO REZONE (RZ-104-19) THE PROPERTIES GENERALLY LOCATED AT 90 NORTH BRYAN ROAD, 50 SOUTH BRYAN ROAD, 70 SOUTH BRYAN ROAD, AND 150 SOUTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) AND GENERAL BUSINESS (C-3) TO PLANNED SMALL LOT MIXED-USE DEVELOPMENT (PMUD-SL), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled "Land Development Code," (LDC) of Part 6, entitled "Development Review Procedures and Requirements," Article 645 "Rezoning" (the "City Code"), Dania Beach Marina Corp, NV Marina Holdings LLC, RJ Marina Holdings LLC, and Project USA LLC (the "Applicants") have applied to the City of Dania Beach (the "City") for approval of a Rezoning (RZ-104-19) from IROM and C-3 to PMUD-SL for property generally located at 90 North Bryan Road, 50 South Bryan Road, 70 South Bryan Road, and 150 South Bryan, as legally described in Exhibit "A;" and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency (the "LPA"), held a duly advertised public hearing on September 18, 2019 and recommended approval of the Rezoning (RZ-104-19) request; 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 (RZ-104-19) will protect the public health, safety, and welfare of the residents of the City, and further 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. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a part of a specific part of this Ordinance.

Section 2. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 645 "Rezoning," the Rezoning request (RZ-104-19) from IROM and C-3 to PMUD-SL, for the property generally located at 90 North Bryan Road, 50 South Bryan Road, 70 South Bryan Road, and 150 South Bryan, as legally described in Exhibit "A," is approved.

Section 3. 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 deferral agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to first 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.

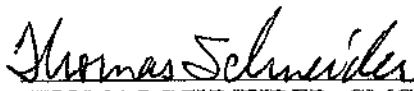
Section 5. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 6. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on October 7, 2019.

PASSED AND ADOPTED on second reading on October 28, 2019.

ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK




LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

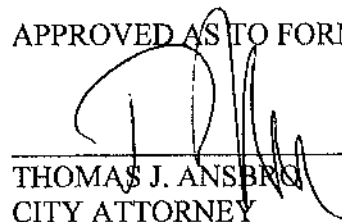

THOMAS J. ANSBORG
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS ALL OF THAT PORTION LYING EASTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEAR SOUTH 87 DEGREES 26 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SE 1/4 (CENTERLINE OF NW 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 1674.9 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE, SOUTH 89 DEGREES, 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 118 FEET FROM THE LAST POINT OF DEFLECTION; THENCE, NORTH 87 DEGREES 05 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.0 FEET; THENCE, SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 70 FEET; MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALSO LESS THE WEST 30.0 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

ALSO LESS ALL THAT PORTION OF THE SOUTH 10.0 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)

OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-10 RIGHT OF WAY.

AND

THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST. LESS ALL OF THAT PORTION LYING EASTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEAR SOUTH 87 DEGREES 26 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SE 1/4 (CENTERLINE OF N.W. 2ND STREET), A DISTANCE OF 1111.05 FEET; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 1674.9 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SE 1/4 OF SAID SECTION; THENCE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE, SOUTH 89 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE, SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SE 1/4 OF SAID SECTION AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALSO LESS THE WEST 30.0 FEET OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

TOGETHER WITH (CANAL PORTION)

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE SOUTH 87°26'41" WEST (BASIS OF BEARING), ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 (CENTERLINE OF NORTHWEST 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 00°50'21" EAST, A DISTANCE OF 1677.24 FEET, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE, NORTH 87°23'42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°23'42" EAST, A DISTANCE OF 28.82 FEET; THENCE SOUTH 01°58'30" EAST, A DISTANCE OF 201.92 FEET; THENCE SOUTH 15°11'27" WEST, A DISTANCE OF 92.10 FEET; THENCE SOUTH 04°24'06" WEST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 87°25'33" WEST, A DISTANCE OF 49.86 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT C-10 CANAL RIGHT OF WAY; THENCE NORTH 02°46'39" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.99 FEET; THENCE SOUTH 87°13'21" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 02°46'39" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 118.00 FEET; THENCE NORTH 89°09'52" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.50 FEET; THENCE NORTH 00°50'08" WEST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL A OF "CLARKE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 33; THENCE NORTH 01°17'46" WEST ALONG THE EAST LINE OF SAID

SECTION 33 FOR A DISTANCE OF 1,340.78 FEET; THENCE SOUTH 87°30'33" WEST FOR A DISTANCE OF 1,118.51 FEET TO THE NORTHEAST (NE) CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 8775, PAGE 400 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'53" EAST ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AFORESAID LINE FOR A DISTANCE OF 25.00 FEET TO THE SOUTHEAST (SE) CORNER OF SAID PARCEL, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL A OF "CLARKE SUBDIVISION" AS RECORDED IN PLAT BOOK 101, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE SOUTH 87°30'33" WEST ALONG THE SOUTH LINE OF AFOREMENTIONED PARCEL (SAID LINE ALSO BEING THE NORTH LINE OF SAID "CLARKE SUBDIVISION" PLAT) FOR A DISTANCE OF 186.10 FEET TO THE NORTHWEST (NW) CORNER OF PARCEL A OF SAID PLAT; THENCE NORTH 42°30'48" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 87°30'09" EAST ALONG A LINE 25 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID "CLARKE SUBDIVISION" A DISTANCE OF 161.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A", "SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 02°54'17" EAST ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT "A" 10.04 FEET TO A POINT ON A LINE 10.00 FEET NORTH OF AND PARALLEL TO THE AFOREMENTIONED SOUTH LINE; THENCE SOUTH 87°32'09" WEST ON SAID PARALLEL LINE 170.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH BRYAN ROAD; THENCE SOUTH 01°29'32" EAST ON SAID RIGHT-OF-WAY LINE 10.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE,

ALSO BEING THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 87°32'09" EAST ON SAID SOUTH LINE, SAID WESTERLY EXTENSION AND SAID NORTH LINE 169.46 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE S.E.1/4 OF SAID SECTION 33; THENCE RUN SOUTH 87°34'20" WEST (ON AN ASSUMED BEARING) 1183 FEET ALONG THE SOUTH LINE OF SAID S.E. 1/4 TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT CANAL C-10, AND THE POINT OF BEGINNING; THENCE RUN NORTH 2°25'40" WEST 94.19 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION; THENCE RUN NORTH 2°54'17" EAST 577.86 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4; THENCE RUN SOUTH 87°32'21" WEST 169.49 FEET ALONG SAID NORTH LINE, TO AN INTERSECTION WITH A LINE 30 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE WEST LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4; THENCE RUN SOUTH 1°29'38" EAST 669.54 FEET ALONG SAID PARALLEL LINE, ALSO FORMING THE EASTERLY RIGHT OF WAY LINE OF BRYAN ROAD, TO AN INTERSECTION WITH SAID SOUTH LINE OF THE S.E. 1/4 OF SECTION 33; THENCE RUN NORTH 87°34'20" EAST 126.70 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

TRACT "A", OF "SYMONS PLAT" ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 82, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'A', THENCE SOUTH 87°55'33" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 14.00 FEET; THENCE NORTH 21°13'56" EAST A DISTANCE OF 35.39 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°44'22" EAST

ALONG SAID EAST LINE A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL LYING IN SOUTH FLORIDA WATER MANAGEMENT DISTRICTS C-10 CANAL RIGHT-OF-WAY, SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1917, PAGE 535. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL BEING IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST;

THENCE SOUTH 87°34'20" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1182.94 FEET TO A POINT, SAID POINT AND THE FOLLOWING 3 COURSES AND DISTANCES BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S C-10 CANAL: (1) THENCE NORTH 02°25'40" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD AND THE SOUTHEAST CORNER OF TRACT "A" OF SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

(2) THENCE CONTINUE NORTH 02°25'40" WEST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 39.19 FEET;

(3) THENCE NORTH 02°54'17" EAST ALONG THE EAST LINE OF SAID TRACT "A", A

DISTANCE OF 520.19 FEET;

THENCE SOUTH 44°17'40" EAST A DISTANCE OF 8.83 FEET;

THENCE SOUTH 87°05'43" EAST, A DISTANCE OF 32.02 FEET;

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 101.00 FEET;

THENCE SOUTH 87°05'43" EAST, A DISTANCE OF 21.00 FEET;
THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 188.33 FEET;
THENCE NORTH 87°05'43" WEST, A DISTANCE OF 22.00 FEET,
THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 84.67 FEET;
THENCE NORTH 87°05'43" WEST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 177.35 FEET TO A
POINT, SAID POINT

BEING ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD.

THENCE SOUTH 87°34'20" WEST ALONG SAID RIGHT-OF-WAY OF
STIRLING ROAD, A

DISTANCE OF 19.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DANIA, BROWARD
COUNTY, FLORIDA.

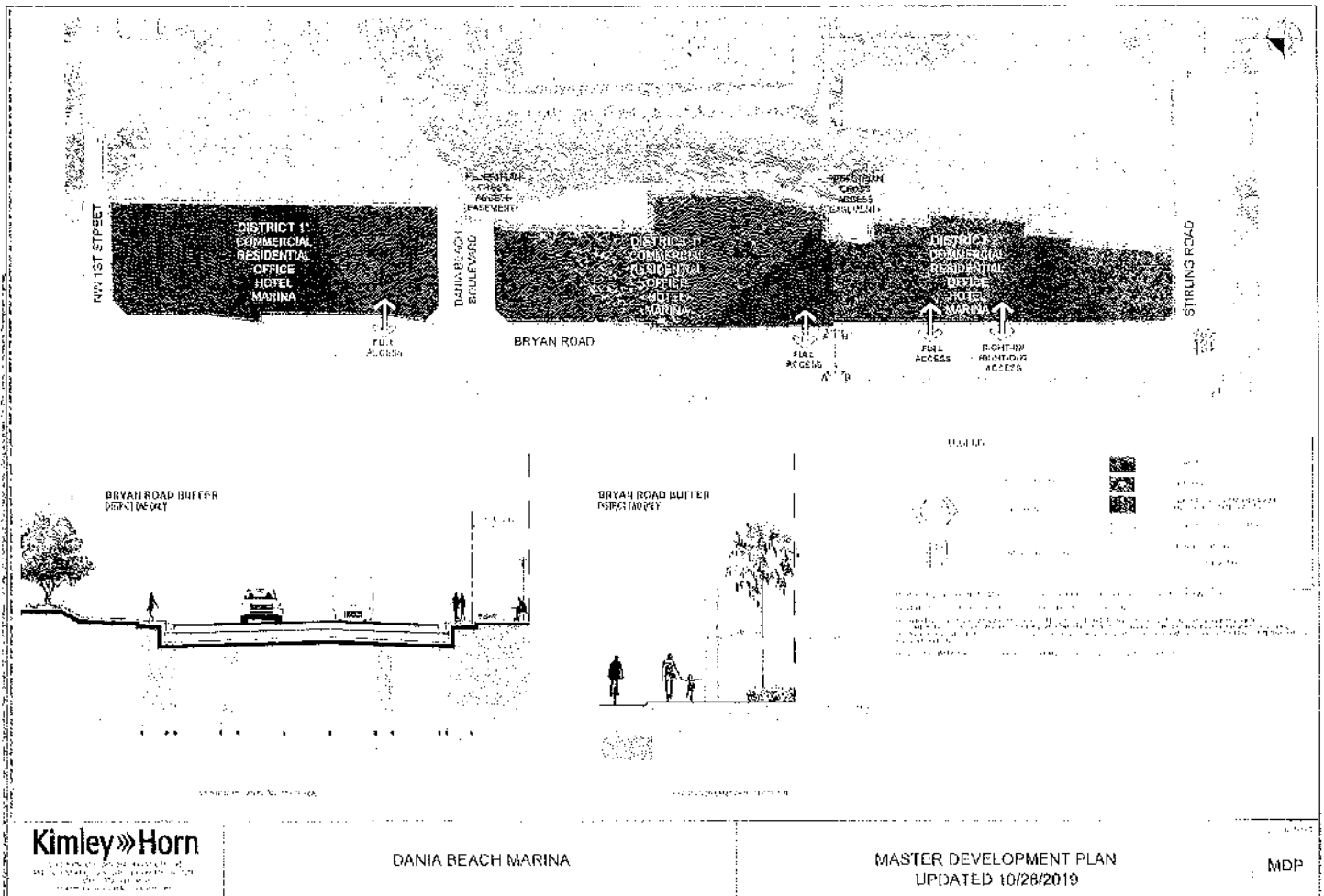
TOGETHER WITH:

ALL OF PARCEL "A", OF "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN THE PLAT BOOK 170, PAGE 112, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A 40 FOOT STRIP
OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY
BOUNDARY OF SAID PARCEL "A".

PARCEL "A" ALSO DESCRIBED AS:

THE WEST (W.1/2) OF THE SOUTHWEST QUARTER (SW.1/4) OF THE NORTHEAST
QUARTER (NE.1/4) OF THE SOUTHEAST QUARTER (SE.1/4) OF SECTION 33,
TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID LANDS SITUATED, LYING AND BEING
IN BROWARD COUNTY, FLORIDA; LESS THOSE PORTIONS CONVEYED BY
WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 802;
OFFICIAL RECORDS BOOK 3559, PAGE 291 AND OFFICIAL RECORDS BOOK 5499,
PAGE 397, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS,
RESERVATIONS AND RESTRICTIONS OF RECORDS, IF ANY.

SAID LANDS BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
AND CONTAINING 102954.01 SQUARE FEET OR 2.36 ACRES MORE OR LESS.



ORDINANCE NO. 2019-015

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 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," ARTICLE 200 "USER GUIDE FOR PART 2 OF THE CODE," PART 3 "SPECIAL ZONING DISTRICTS," CREATING SUBPART 5, "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 350 "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 300 "HOW TO USE," ARTICLE 405 "UTILITIES IN NEW SUBDIVISIONS," ARTICLE 410 "DRAINAGE FACILITIES," ARTICLE 420 "APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS," ARTICLE 500 "GENERAL PROVISIONS; HOW TO USE," ARTICLE 505 "SIGN REGULATIONS," ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS," ARTICLE 515 "GASOLINE SERVICE STATIONS," ARTICLE 520 "LARGE RETAIL ESTABLISHMENT STANDARDS," ARTICLE 530 "PARKING STRUCTURE DESIGN," ARTICLE 600 "GENERAL PROVISIONS AND APPLICATION REQUIREMENTS," AND ARTICLE 635 "SITE PLANS" TO PROVIDE FOR PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL) REGULATIONS, DEVELOPMENT REVIEW PROCEDURES, AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 2. That Part 1 "Use Regulations," Article 100 "General Use Regulations Applying to All Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 100. – GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS

Sec. 100-20. – How to use Part I of this code.

(B) Commercial and mixed-use districts

(3) The permitted uses within the Planned Mixed-Use District (PMUD) and Planned Small Lot Mixed-Use District (PMUD-SL) are subject to density and intensity limitations established by the city's comprehensive plan for the Dania Beach Regional Activity Center (RAC). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD and PMUD-SL shall be identified and established pursuant to the approved PMUD or PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and articles 340 and 350 of this chapter. The general use regulations of part I shall

apply to the PMUD and PMUD-SL only as specified in article 340 or 350, respectively, and in the approved PMUD or PMUD-SL DDG.

Sec. 100-60. Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(B) Mixed-use zoning districts		
<u>PMUD-SL</u>	<u>PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT</u>	<u>Encourages an integrated approach to redevelopment within the Dania Beach Regional Activity Center (RAC) encompassing a mix of uses at an intensity and density consistent with the proximity to regional roadways, the airport and seaport. This district is intended for small-scale mixed-use development in close proximity to other mixed-use development, mobility hubs, and arterial roadways.</u>

Section 3. That Part 1 “Use Regulations,” Article 110 “Use Regulations For Commercial And Mixed-Use Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

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

Sec.110-10. - Applicability.

The detailed use regulations of this article do not apply within the CRA form-based districts, Planned Small Lot Mixed-Use Development District (PMUD-SL), or Planned Mixed Use Development District (PMUD) of part 3 of this code unless otherwise provided.

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

Included in the table below are permitted, special exception and prohibited uses within commercial districts, the Residential Office (RO) District, the Marine District, and generalized permitted and special exception uses within the mixed-use CRA form-based districts. Permitted and special exception uses shown in this table for the CRA form-based districts are not allowed in all areas of a district; therefore, the more detailed regulations of article 302 must be consulted to determine whether a particular use is permitted in any given location. Article 302 shall take precedence over this table. Unless otherwise provided, this table shall not apply to uses in the Planned Mixed Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD or PMUD-SL shall be identified and established pursuant to the approved PMUD or PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Articles 340 and 350 of this chapter.

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

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

- (1) The sale of beer or wine or both for consumption off-premises; and
- (2) Restaurants and cafes (including outdoor or open-air cafes specifically approved by the city commission) serving beer, wine, and liquor, for consumption on the premises only,

that are located within the Community Redevelopment Area form-based code districts;
and

- (3) Vendors operating in compliance with Design Development Guidelines (DDG) approved for property zoned Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL).

Section 4. That Part 2 “Site Development Regulations,” Article 200 “User Guide for Part 2 of the Code” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 200. USER GUIDE FOR PART 2 OF THE CODE

Sec. 200-40. - How part 2 of this code relates to the CRA form-based and PMUD regulations.

(B) Unless otherwise provided, site development regulations for the Planned Mixed Use Development District (PMUD) are specified within Article 340 of this chapter and within the approved Development Design Guidelines (DDG). Similarly, site development regulation for the Planned Small Lot Mixed-Use Development District (PMUD-SL) are specific within Article 350 of this chapter and within the approved Development Design Guidelines (DDG). However, the sections of part 2 that specifically govern airport safety, wildlife and environmentally sensitive lands shall apply to the PMUD and PMUD-SL Districts.

Section 5. That Part 3 “Special Zoning Districts,” Subpart 6, Article 350 “Planned Small Lot Mixed-Use Development District (PMUD-SL)” of the City of Dania Beach Land Development Code is established and created to read as follows:

PART 3. – SPECIAL ZONING DISTRICTS

Part 3 addresses the special zoning districts created by the city. Each of the subparts is devoted to a separate special zoning district, as follows:

Subpart 1: Community Redevelopment Area (CRA) Form-Based Zoning Districts

Subpart 2: Hotel Overlay District

Subpart 3: Design District Overlay

Subpart 4: Port Everglades Development District (PEDD)

Subpart 5: Planned Mixed-Use Development District (PMUD)

Subpart 6: Planned Small Lot Mixed-Use Development District (PMUD-SL)

**ARTICLE 350. – PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT
(PMUD-SL)**

Sec. 350-10. - Purpose.

- (A) The Planned Small Lot Mixed-Use Development zoning district (PMUD-SL) is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for development accommodating a functional mix of uses in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and provides an attractive destination for tourists and local citizens. Increased density and intensity of use is appropriate for certain small parcels of land with access to major roads and within close proximity to airports and cruise ship facilities.
- (B) The adopted PMUD-SL Development Design Guidelines (DDG) is intended to regulate development within the PMUD-SL in much the same manner as the city's Land Development Code controls development in other zoning districts.
- (C) Where this article 350 and an approved PMUD-SL DDG fail to address any matter regulated by this chapter, development within a PMUD-SL shall be governed by those regulations of this chapter.

Sec. 350-20. - Uses permitted.

The PMUD-SL may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, recreation, office and employment center. All permitted, conditional, special exception, restricted or prohibited uses within the PMUD-SL shall be identified and established pursuant to the approved PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and article 350 of this chapter. A functional mix of uses should be provided and may be horizontally and vertically mixed within a building(s) as well as within the PMUD-SL as regulated by the DDG.

Sec. 350-30. - General development standards.

- (A) Minimum size. The minimum size for a PMUD-SL shall be ten (10) acres of contiguous or adjacent land. For the purposes of this section, contiguous is defined as directly abutting or separated only by street right-of-way.
- (B) Density and intensity. The density and intensity of land uses within a PMUD-SL shall be consistent with the Dania Beach Regional Activity Center (RAC) provisions set forth in the Future Land Use Element of the city's Comprehensive Plan. The maximum permissible

residential densities and square footages of non-residential uses within a PMUD-SL shall be established in the PMUD-SL DDG approved by the city commission. No building permit may be issued for development of property within a PMUD-SL except in compliance with the density and intensity limits of the PMUD-SL DDG.

- (C) Public access. Each permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The city shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents.
- (D) Maximum height. The maximum height for a building shall be established in the PMUD-SL DDG approved by the city commission. The other requirements of article 220, "Supplemental Building and Structure Height Regulations (Including Lowest Finished Floor); Rooftop Regulations", shall apply unless otherwise specified in the Development Design Guidelines (DDG).
- (E) Minimum lot size or width. No minimum lot size or width applies within a PMUD-SL, except as specified by the approved Development Design Guidelines (DDG).
- (F) Minimum setbacks. All required setbacks within a PMUD-SL shall be as specified by the approved Development Design Guidelines (DDG). Where the rear façade of a building is oriented toward the adjacent public road, a deeper setback which includes a landscape buffer shall be provided, as specified in the approved Development Design Guidelines (DDG).
- (G) Minimum distance between structures. Minimum distance between structures within a PMUD-SL shall be as specified in the approved Development Design Guidelines (DDG).
- (H) Minimum Floor Areas for dwelling and lodging units. The standards and requirements of article 230 "Special Floor Area, Building Dimension and Building Size," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (I) Offstreet loading. The requirements of article 270 "Off-street Loading Requirements," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (J) Outdoor lighting. The requirements of article 280 "Outdoor Lighting Standards," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (K) Landscaping. The requirements of article 275 "Landscaping Requirements," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (L) Walls, fences and hedges. The requirements of article 235 "Walls, Fences and Hedges," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (M) Signage. The requirements of article 505 "Sign Regulations," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (N) Roadways. Internal private roads with access to public roads are permitted provided they are constructed to the same generally accepted engineering standards as public roads and provisions for maintenance are stipulated in the Development Design Guidelines.

- (O) Pedestrian circulation and connectivity. The Design Development Guidelines (DDG) shall provide a continuous and connected pedestrian circulation system throughout the PMUD-SL for all buildings and uses, parking, transit, if applicable, and common areas with safe convenient connection to off-site public pedestrian ways and sidewalks. Vehicular and pedestrian cross-access will be identified within the approved DDG.
- (P) Multi-modal transportation. The PMUD-SL shall foster the use of alternative modes of transportation, which will include pedestrian, bicycle, and transit, through measures which may include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, inclusion of bus bays or transit hub, bike lanes and posting of transit route information. All applicable aspects of multi-modal transportation and mass transit will be identified within the approved DDG.
- (Q) Common areas. The PMUD-SL should provide open space areas if applicable, such as public plazas, passive pocket parks, public art or recreational amenities that are appropriate for the proposed uses and are accessible to residents, tenants and patrons of the PMUD-SL and the general public. A contribution shall be made to the City in the amount of 0.5% of the value of construction up to a maximum contribution of \$150,000, or as superseded by City Ordinance, for the funding, selection, creation, and maintenance of public art for the City.
- (R) Site plan approval. Unless otherwise provided, site development shall comply with PMUD-SL regulations established pursuant to article 350 of this chapter and in accordance with the approved Development Design Guidelines (DDG). Where this article 350 and an approved PMUD-SL DDG fail to address any matter regulated by this chapter, a site plan within a PMUD-SL shall be governed by those regulations of Chapter 28, Part 6.

Sec. 350-40. - Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Requirements.

- (A) Master Development Plan (MDP) required for Planned Small Lot Mixed-Use Development District (PMUD-SL) zoning. In addition to the standard rezoning application requirements, any proposed rezoning to the PMUD-SL district shall include a Master Development Plan (MDP) graphically depicting, at a minimum, the general location of land uses in building areas, building types, landscaped areas, vehicular use areas, access points from roads and waterways, street network and street types, and pedestrian and multimodal systems as applicable.
- (B) Development Design Guidelines (DDG) required for Planned Small Lot Mixed-Use Development District (PMUD-SL) zoning. The City Commission shall review and approve DDG in connection with the review and approval of a final site plan. No building permit for a structure or building may be issued pursuant to PMUD-SL zoning except in conformance with City Commission approval of Development Design Guidelines (DDG).
- (C) Required information. Any proposed DDG shall include the following:
 - (1) Permitted uses, which may include accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and a permitted use trade-off matrix;
 - (2) Maximum (and minimum, if any) nonresidential square footage permitted;

- (3) Maximum (and minimum, if any) number of dwelling units permitted;
 - (4) Illustrative graphics identifying circulation elements, which will include transit, vehicular, pedestrian and bicycle components, as applicable;
 - (5) Maximum height of all proposed structures;
 - (6) Standards specific to the PMUD-SL which differ from those in the city Land Development Code (LDC), which shall include:
 - (a) Minimum building setback standards;
 - (b) Building separation requirements;
 - (c) Guidelines for all structures which address design elements, architectural styles, acceptable and prohibited materials, and massing;
 - (d) Guidelines for residential units, including minimum habitable floor area, building design standards, and massing;
 - (e) Guidelines to ensure compatibility between residential and non-residential uses;
 - (f) Landscape standards for perimeter/common landscape areas;
 - (g) Guidelines for common open and public space areas and provisions for public art, as applicable;
 - (h) Applicable green design practices; and
 - (i) Other standards, guidelines or criteria applying to the PMUD-SL.
 - (7) Utility provider and conceptual discussion of utility service;
 - (8) Additional relevant information as reasonably requested by the Director of Community Development.
- (C) *Conformance with Development Design Guidelines (DDG).* After rezoning to the Planned Small Lot Mixed Use Development District (PMUD-SL), no building permit for a structure or building shall be issued by the city and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG) and an approved final site plan, unless a change or deviation is approved by the City of Dania Beach as provided in section 350-40(D).
- (1) No building permit for a building or structure shall be issued for a portion of a PMUD-SL until a final site plan for that portion of the PMUD-SL has been approved. Subsequent to the approval of the DDG and any subsequent final site plan, all development within a PMUD-SL shall be controlled by the applicable final approved site plan. Multiple site plans may exist within a PMUD-SL. The lack of a final approved site plan for a portion of the PMUD-SL shall not prohibit the issuance of building permits or the commencement of development on portions of the PMUD-SL with a final approved site plan.
- (D) *Modifications and Deviations to Development Design Guidelines (DDG) and site plans.* Any proposed change, modification or amendment to the approved DDG or site plan shall

be reviewed pursuant to the criteria and standards established within section 635-80 “Site plan modifications or deviations” of this code.

(1) *PMUD-SL Boundary Changes.* Any proposed amendment of the approved PMUD-SL which constitutes a change in the boundary of the approved PMUD-SL shall be reviewed utilizing the same procedures and approved in the same manner as the approved PMUD-SL.

(E) *Vesting of RAC land use allocations.* The approved DDG and site plan will determine the quantity and timing of RAC land use allocations. The DDG shall also establish a date after which unused square footage or residential units allocated from the RAC shall be returned unless said unused allocations have already been voluntarily returned to the city by virtue of affidavit from the officially designated agent for the PMUD-SL, or a deadline extension is granted by amendment to the PMUD-SL by the city commission.

Section 6. That Part 3 “Special Zoning Districts,” Subpart 1 “Community Redevelopment Area (CRA) Form-Based Zoning Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

SUBPART 1. – COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

ARTICLE 300. - HOW TO USE

Sec. 300-10. - The CRA includes six form-based districts.

The Community Redevelopment Area (CRA) is divided into several zoning districts. Six (6) of those districts are form-based districts that are unique to the CRA. Article 300 shall not apply to the Planned Mixed-Use Development District (PMUD) established pursuant to Article 340, subpart 5 of part 3 of this chapter or the Planned Small Lot Mixed-Use Development District (PMUD-SL) establish pursuant to Article 350, subpart 6 of part 3 of this chapter. Each form-based zoning district has a set of regulations that apply to it, called "district development standards" in article 303. The district standards include:

Section 7. That Part 4 “Subdivisions and Off-Site Regulations,” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 400. – STREET DEDICATIONS AND DESIGN STANDARDS

Sec. 400-30. – Geometric street design standards.

Streets and sidewalks shall be designed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

Sec. 400-50. – Access standards for development.

Driveway spacing, width, number, and geometric standards shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

Sec. 400-60. – Street Drainage.

Drainage facilities shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

ARTICLE 405. – UTILITIES IN NEW SUBDIVISIONS

Sec. 405-10. – Water and sewer infrastructure.

(B) Easements shall be provided for the installation of underground utilities or relocating existing facilities in conformance with such size and location of easements as may be determined by the director of public services to be compatible with the requirements of all utility companies involved with respect to a particular utility service, unless otherwise specified in the approved

Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG).

ARTICLE 410. – DRAINAGE FACILITIES

(B) All subdivisions and development of land shall provide on-site and street drainage facilities constructed to comply with public services department standards, unless otherwise specified in the approved Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG).

ARTICLE 420. – APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS

Sec. 420-20. – Construction drawings.

(A) *Profiles to be submitted.* Every person proposing to subdivide property shall furnish, along with each subdivision plat, a plan showing profiles of all streets and grade line of paving to be constructed, together with all culverts or other existing or proposed drainage structures, unless an alternative timeframe for submittal is approved as part of the Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG). All elevations shown must be referred to United States Coast and Geodetic Survey mean sea level.

(B) *Paved streets.* Every person proposing to subdivide property shall pave all streets contained in the subdivision or shown on the subdivision plat and all such paving shall strictly conform to the specifications of the city, unless otherwise specified in the approved PMUD or PMUD-SL Development Design Guidelines (DDG). Due notice of intention to begin construction shall be filed with the public services director in order that arrangements for inspections may be made. The public services director shall furnish paving specifications upon request.

Section 8. That Part 5 “Signage and Design Regulations,” of the City of Dania Beach Land Development Code is amended to read as follows:

PART 5 SIGNAGE AND DESIGN GUIDELINES

ARTICLE 500. – General Provisions; How To Use

Sec. 500-20. – Applicability

(A) The signage regulations of article 505 apply city-wide, except that signage within the Port Everglades Development District (PEDD) is regulated within article 320. Signage for PEDD is regulated separately from other areas of the city because the PEDD is the subject of an interlocal agreement between Hollywood, Dania Beach and Broward County that contains special signage provisions. Any alternative signage regulations established in the approved Development Design Guidelines (DDG) for properties zoned Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) supersede the signage regulations in article 505 of this chapter, Sign Regulations, except that signs prohibited by article 505 shall remain prohibited.

(B) The design standards in part 5 of this chapter apply to different areas and uses within the city, as indicated by the title of each article. All design regulations are found within part 5. Any alternative design standards established in the approved Development Design Guidelines (DDG) for properties zoned PMUD or PMUD-SL supersede the design standards in part 5 of this chapter, "Signage and Design Regulations".

ARTICLE 505. – SIGN REGULATIONS

Sec. 505-130. – Special signage regulations for certain locations and uses.

(A) *Applicability.* This section specifies signage regulations by type of use or location and supersedes all conflicting requirements of this article.

(I) PMUD-SL. Any specific signage regulations established by the approved Development Design Guidelines (DDG) for properties zoned PMUD-SL supersede all conflicting requirements of article 505, Sign Regulations, except that signs prohibited by article 505 shall remain prohibited.

ARTICLE 510. – PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS

Sec. 510-20. – Applicability.

(A) This article shall apply to all commercially zoned properties that have frontage on any of the following roadways within the City of Dania Beach:

(E) Any design standards established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) shall supersede the standards of article 510 Principal Arterial Commercial Design Standards.

ARTICLE 515. – GASOLINE SERVICE STATIONS

Sec. 515-20. – Applicability.

(B) Modifications from the requirements of this article can be approved by the city commission as a variance pursuant to article 625 or as a component of the approved Development Design Guidelines (DDG) for a PMUD or PMUD-SL.

ARTICLE 520. – LARGE RETAIL ESTABLISHMENT STANDARDS

Sec. 520-10. – Applicability.

This article applies to the new construction of large retail establishments, as defined in section 725-30, within Dania Beach, which may include both "big box" stores and shopping centers, with the exception of such establishments located on property zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) with approved Development Design Guidelines (DDG) containing alternative standards. These requirements shall be in addition to requirements of articles 510 and 525.

ARTICLE 530. – PARKING STRUCTURE DESIGN

As referenced in section 500-20(B), design standards established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) supersede the design standards of article 530, Parking Structure Design.

Section 9. That Part 6 “Development Review Procedures And Requirements,” of the City of Dania Beach Land Development Code is amended to read as follows:

PART 6 DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

ARTICLE 600. – GENERAL PROVISIONS AND APPLICATION REQUIREMENTS

Sec. 600-20. – Applicability.

The development review procedures and requirements set forth in this part shall apply to all applications for development orders required or authorized in this code for land within the City of Dania Beach with the exception of those located within an approved planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) for which any alternative procedures and requirements established in section 340-40 or in the approved Development Design Guidelines (DDG) shall apply.

ARTICLE 635. – SITE PLANS

Sec. 635-40. – Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide the following materials in the quantity specified on the application form with the exception of site plans within an approved Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL), for which any alternative requirements established in the approved Development Design Guidelines (DDG) shall govern:

Sec. 635-50. – Site plan data requirements.

All site plans shall contain the following and any other information necessary to demonstrate compliance with all requirements of the code. Any alternative requirements established in the approved Development Design Guidelines (DDG) shall apply for site plans within a Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL). The community development director may waive particular submittal items upon a determination that such items are not applicable or not essential to a specific project.

Sec. 635-70. – Site plan processing.

(E) *Planned Mixed-Use Development District (PMUD) and Planned Small Lot Mixed-Use Development District (PMUD-SL) site plans.* Site plans submitted for property zoned PMUD or PMUD-SL, whether for the entire site, individual portion(s), or in phases shall be reviewed for consistency with the approved Development Design Guidelines (DDG), including the master development plan.

(F) *Approval.* The director, planning and zoning board or city commission, as applicable, shall approve, approve with conditions or deny the proposed site plan based upon the standards for review contained in this code, with the exception of site plans within a Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) for which any alternative procedures and standards for review established in section 340-40(D), 350-40(D), or the approved Development Design Guidelines (DDG) shall govern. All decisions of the planning and zoning board and city commission shall be made following a public hearing that is noticed pursuant to article 610, and after considering public input and the staff findings.

Section 10. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 11. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

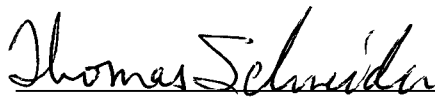
Section 12. That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered 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 13. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on September 23, 2019.

PASSED AND ADOPTED on second reading on October 7, 2019.

ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK




LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:


THOMAS J. ANSBROSIO
CITY ATTORNEY

CONSTRUCTION PLANS

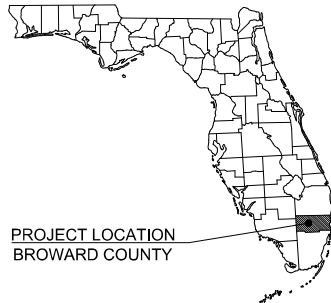
FOR

70 WAVE

LOCATED IN

CITY OF DANIA BEACH, FLORIDA

SECTION 33, TOWNSHIP 50S, RANGE 42E



PROJECT TEAM

OWNER/DEVELOPER

MICHAEL LALLY
DANIA BEACH OFFSHORE
90 N. BRYAN ROAD
DANIA BEACH, FL 33004
(954) 920-6505

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VERO BEACH, FLORIDA 32960
(772) 794-4100

LANDSCAPE ARCHITECT

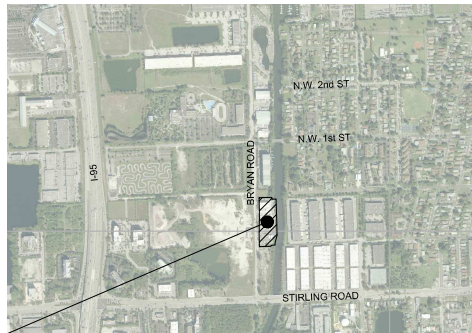
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GEOTECHNICAL CONSULTANT

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UNIVERSAL ENGINEERING SERVICES
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LAKE WORTH, FL 33461
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PROJECT LOCATION

VICINITY
N.T.S.

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PLANTATION, FL 33324
(954) 519-1473
CONTACT: ASHLEY RESTA

WATER

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DANIA BEACH, FL 33004
(954) 924-3615

SANITARY SEWER

CITY OF DANIA BEACH
1201 STIRLING ROAD
DANIA BEACH, FL 33004
(954) 924-3615

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BROWARD COUNTY FIRE MARSHAL
DANIA BEACH DISTRICT
100 W DANIA BEACH BOULEVARD
DANIA BEACH, FL 33004
(954) 944-4292

PLANNING AND ZONING

CITY OF DANIA BEACH
100 WEST DANIA BEACH BOULEVARD
DANIA BEACH, FL 33004
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PUBLIC SERVICES DEPARTMENT
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DANIA BEACH, FL 33004
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BUILDING DIVISION

CITY OF DANIA BEACH
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DANIA BEACH, FL 33004
(954) 924-6805 EXT. 3845
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LANDSCAPING AND TREE PRESERVATION

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FLORIDA POWER AND LIGHT
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CONTACT: DAVID GILL

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AT&T
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CONTACT: EDUARDO IBARRA

NATURAL GAS PROVIDER

TECO PEOPLES GAS
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(954) 453-0764
CONTACT: DAVID RIVERA

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
WWW.KIMLEY-HORN.COM CA 00000698

REGISTERED PROFESSIONAL
JACOB B. LAWSON, P.E.
FLORIDA LICENSE NUMBER
63,357
DATE: _____

COVER SHEET

70 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.
CITY OF DANIA BEACH
FLORIDA
SHEET NUMBER
C-000

THE PRESENCE OF GROUNDWATER SHOULD BE
ANTICIPATED ON THIS PROJECT. CONTRACTORS
SHOULD INCLUDE CONSIDERATION FOR
ADDRESSING THIS ISSUE.

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PAVING, GRADING AND DRAINAGE NOTES

EROSION CONTROL NOTES (CONT.)

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKSMANSHIP WITHIN SITE DEVELOPMENT AND CONTRACTOR'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REQUIREMENTS.
2. ALL UNPAVED AREAS IN CONSTRUCTION AND/OR SITE DEVELOPMENT OF DISTURBED CONSTRUCTION SHALL BE RESEEDED AND SOODED.
3. TRAFFIC CONTROL ON ALL FOOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IF THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL MAINTAIN MAXIMUM ELEVATION IN CONSTRUCTION AND/OR ANY ELEVATION OF THE LOCAL GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOODED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT TO A SMOOTH, UNDISTURBED SUBSTRATE AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT TO THE EXISTING STANDARD PAVED BAY TO A SMOOTH AND STRAIGHT CUT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES AND DRAINAGE MANHOLES TO PREVENT SOILS FROM ENTERING THE DRAINAGE SYSTEM OF THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DETERMINING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIREMENTS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL AGENCY HAVING JURISDICTION. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS, CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER THE DRAWINGS AND RESEEDED AND SOODED. ALL TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS SHALL BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION COMPLETION AND THE TURBIDITY BARRIERS ARE REMOVED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY CONSTRUCTION OR MATERIALS IN THE WATER QUALITY STANDARDS IN CHAPTER 1-100, CALIFORNIA ADMINISTRATIVE CODE.
14. ALL CUT OR FILL SLOPES SHALL BE 4:1 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DRIVING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE MEASURES OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING. TURBIDITY BARRIERS SHALL BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION COMPLETION AND THE TURBIDITY BARRIERS ARE REMOVED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY CONSTRUCTION OR MATERIALS IN THE WATER QUALITY STANDARDS IN CHAPTER 1-100, CALIFORNIA ADMINISTRATIVE CODE.
17. SOIL, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SOILS WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL IMPACT STATEMENT AND ALL ATTACHMENTS, INCLUDING EXHIBITS, COMMENTS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED SHOULD BE STABILIZED. THESE AREAS SHALL BE RESTORED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 817 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TRUCKS MUST BE WASHED DOWN AT THE ENTRANCES AS SOON AS POSSIBLE. USE PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ADJACENT AREAS TO STOPPING AREAS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION & SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE EROSION CONTROL MEASURES SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES THE FILLING OF ALL EXCAVATIONS, THE GRADING AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAIN-FALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETEIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO MAKE THAT A GOOD STAND HAS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDING NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-FOURTH THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION RANGES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PERMIT TRAFFIC TO PASS WITHOUT PUBLIC NOTICE. A COMPANY SHALL REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 60 PERCENT ADORE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPOSED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDING THE SPECIFICATION OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN FROM THE STATE OF CALIFORNIA. ADDITIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NDPES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS REQUIRED BY THE PERMIT, AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMPs) AND CONTRACTORS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OR PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL MAINTAIN ALL ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARINGS TO THE MAXIMUM EXISTING PRACTICE OR AS REQUIRED BY THE GENERATOR.
7. CONTRACTOR SHALL DEVOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE VEHICLES, AND OTHER FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE COLLECTED IN A TANK, TYPED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MUD OR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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GENERAL NOTES

70 WAVE
PREPARED FOR

SHEET NUMBER
C-001

NO.	REVISIONS	DATE	BY
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DISCUSSION

No.

★

CHECKED BY _____

FLORIDA

CITY OF DANIA BEACH

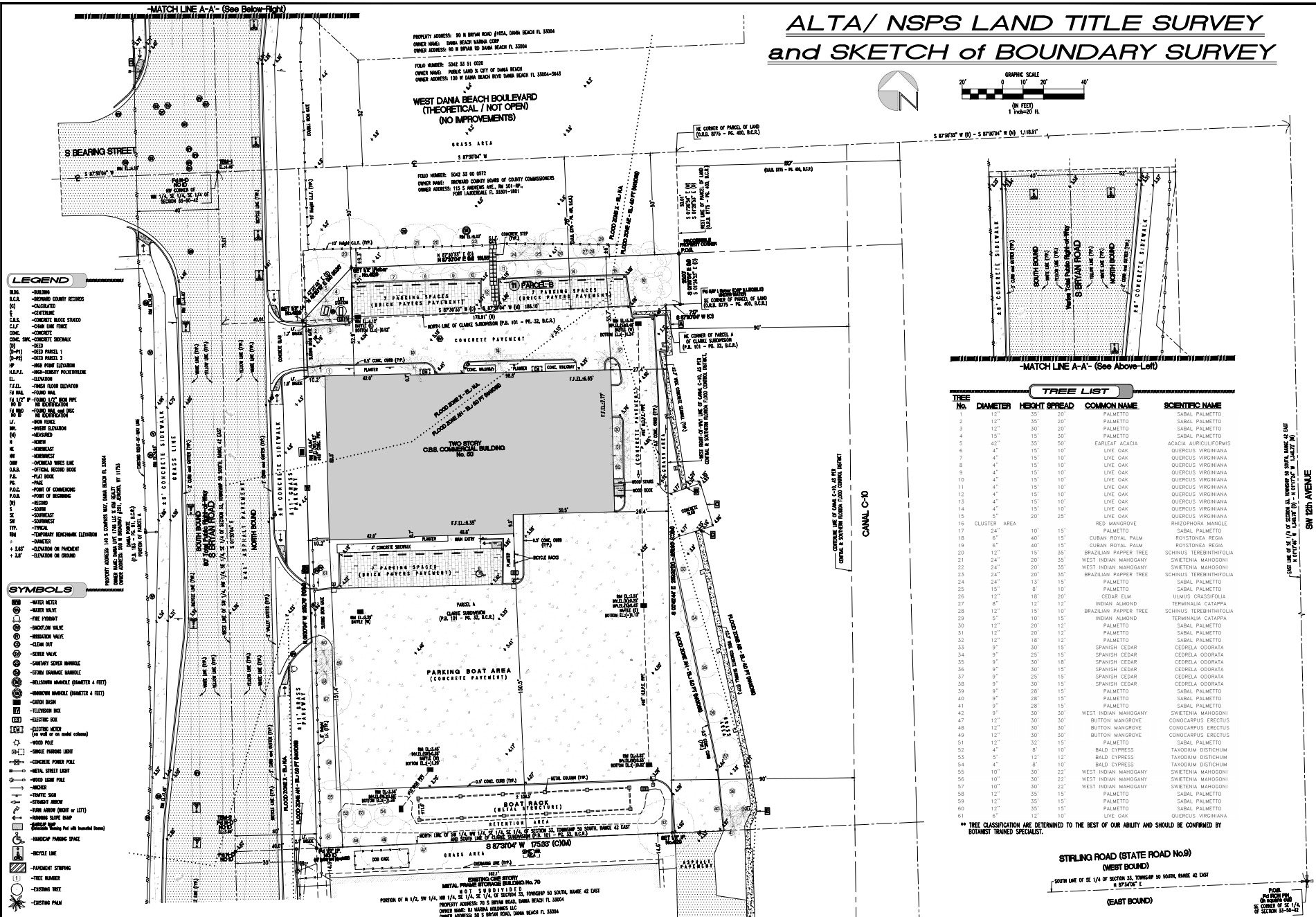
ALTA/ NSPS LAND TITLE SURVEY
and SKETCH of BOUNDARY SURVEY

GARY B. CASTEL
PROFESSIONAL LAND SURVEYOR
25465 SW 134th PLACE, HOMESTEAD, FLORIDA 33032
Mobile Phone: (786) 486-6786
E-Mail: esplandsinc@gmail.com

[illegible]

Project Name:	ALTA-NSPS LAND TITLE SURVEY BOUNDARY SURVEY
Type of Project:	
Project Address:	50 S BRYAN ROAD, DANF BEACH FL 33004
Folio No.(s):	5042.33.32.0010

Prepared for:	NV MARINA HOLDINGS LLC
Job No.:	01-2020-015
Field Crew:	RAC-RMB
Drawn By:	BM
Checked By:	G.C.
Field Date:	January 16-18, 2020
Date:	January 28, 2020
Sheet:	2



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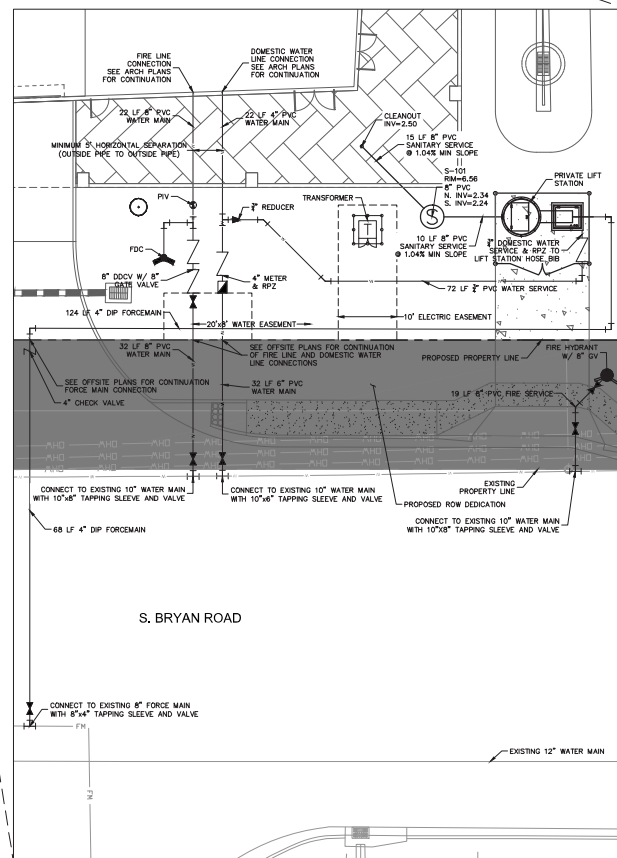
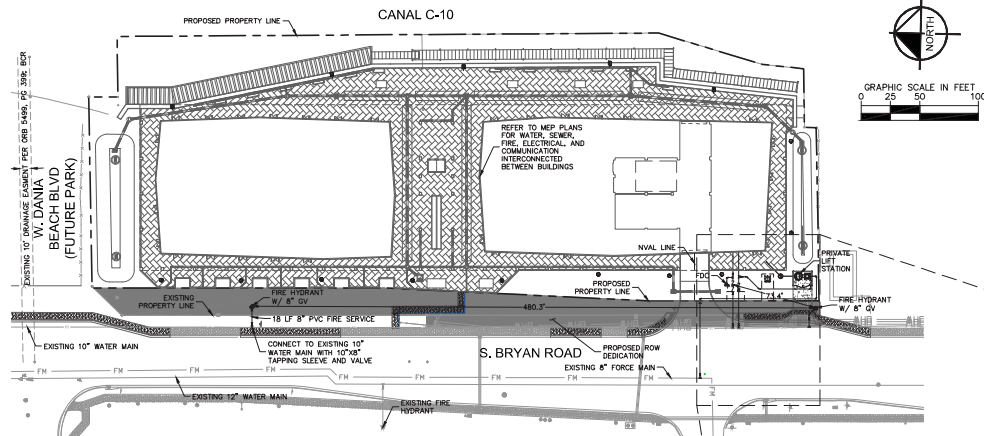
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UTILITY NOTES

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Kimley»»Horn

KHA PROJECT 147706000	DATE 07/02/2020	SCALE AS SHOWN	DESIGNED BY	DRAWN BY
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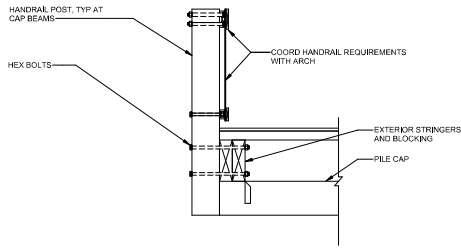
UTILITY PLAN

70 WAVE
PREPARED FOR
EACH MARINE CORP.

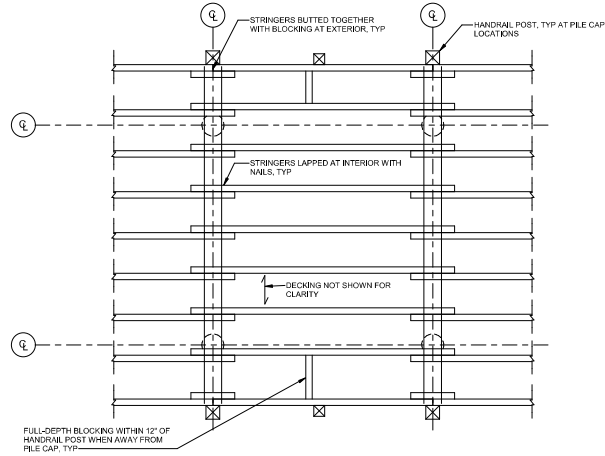
CITY OF DANIA BEACH
FLORIDA

SHEET NUMBER
C-300

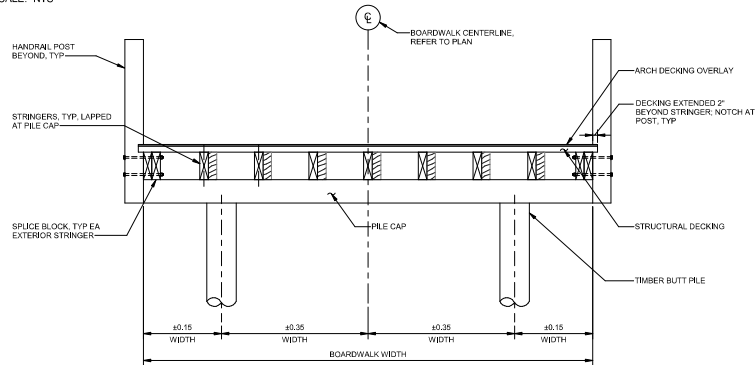
No.	REVISIONS	DATE	BY
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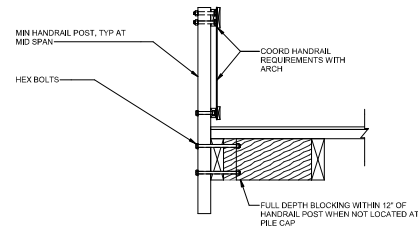
5 TYPICAL HANDRAIL POST CONNECTION DETAIL AT PILE CAP
S401 SCALE: NTS



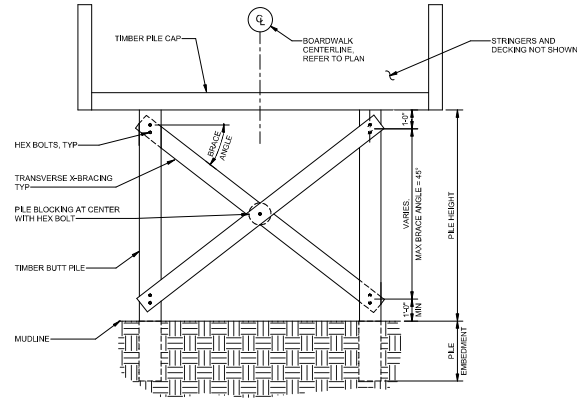
3 TYPICAL BOARDWALK FRAMING PLAN
S401 SCALE: NTS



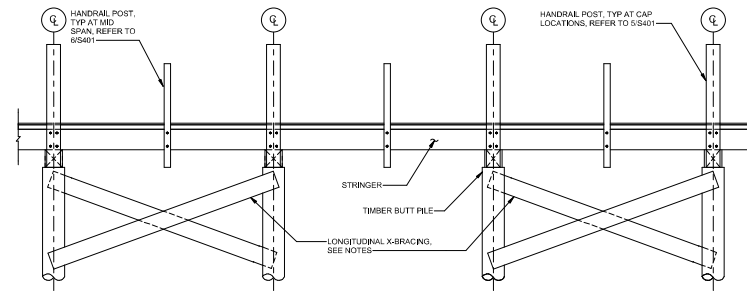
1 TYPICAL BOARDWALK SECTION
S401 SCALE: NTS



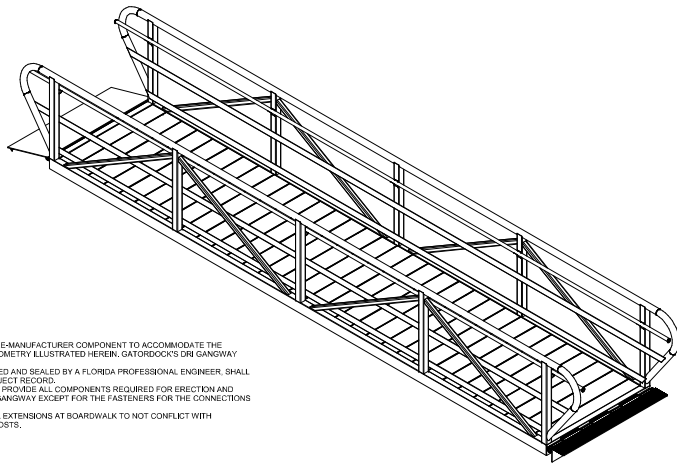
6 TYPICAL HANDRAIL POST CONNECTION DETAIL AT MID-SPAN
S401 SCALE: NTS



4 BOARDWALK TIMBER BENT DETAIL
S401 SCALE: NTS



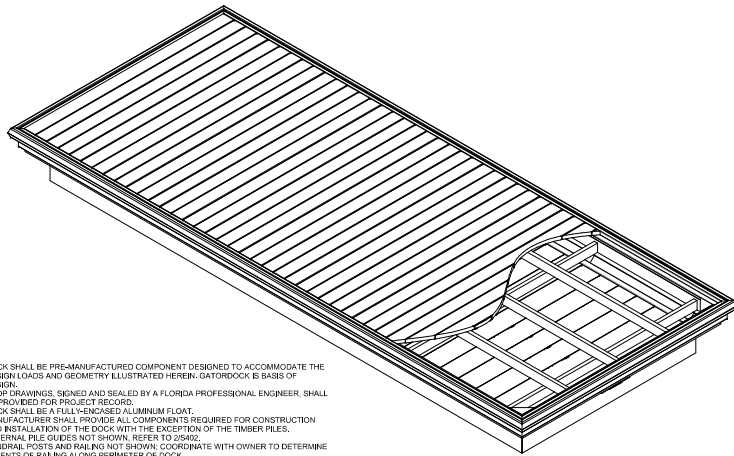
2 TYPICAL BOARDWALK ELEVATION
S401 SCALE: NTS



NOTES:

1. GANGWAY SHALL BE PRE-MANUFACTURER COMPONENT TO ACCOMMODATE THE DESIGN LOADS AND GEOMETRY ILLUSTRATED HEREIN. GATORDOCK'S DR1 GANGWAY IS BASIS OF DESIGN.
2. SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER, SHALL BE PROVIDED FOR PROJECT RECORD.
3. MANUFACTURER SHALL PROVIDE ALL COMPONENTS REQUIRED FOR ERECTION AND INSTALLATION OF THE GANGWAY EXCEPT FOR THE FASTENERS FOR THE CONNECTIONS TO THE BOARDWALK.
4. COORDINATE HANDRAIL EXTENSIONS AT BOARDWALK TO NOT CONFLICT WITH BOARDWALK RAILING POSTS.

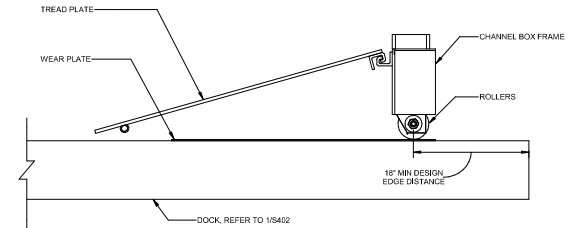
3 GANGWAY ISOMETRIC
S402 SCALE: NTS



NOTES:

1. DOCK SHALL BE PRE-MANUFACTURED COMPONENT DESIGNED TO ACCOMMODATE THE DESIGN LOADS AND GEOMETRY ILLUSTRATED HEREIN. GATORDOCK IS BASIS OF DESIGN.
2. SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA PROFESSIONAL ENGINEER, SHALL BE PROVIDED FOR PROJECT RECORD.
3. DOCK SHALL BE A FULLY-ENCASED ALUMINUM FLOAT.
4. MANUFACTURER SHALL PROVIDE ALL COMPONENTS REQUIRED FOR CONSTRUCTION AND INSTALLATION OF THE DOCK WITH THE EXCEPTION OF THE TIMBER PILES.
5. EXTERNAL PILE GUIDES NOT SHOWN. REFER TO 25402.
6. HANDRAIL POSTS AND RAILING NOT SHOWN. COORDINATE WITH OWNER TO DETERMINE EXTENTS OF RAILING ALONG PERIMETER OF DOCK.
7. DOCK SHALL BE DESIGNED TO ACCOMMODATE LOADING FROM GANGWAY WITHOUT LISTING.

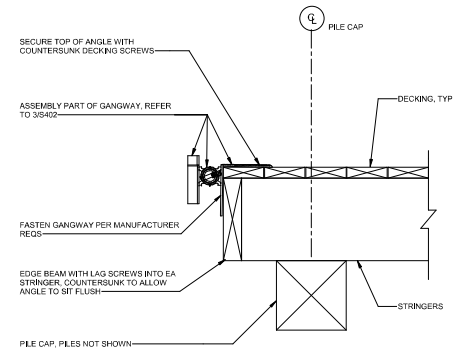
1 FLOATING DOCK ISOMETRIC
S402 SCALE: NTS



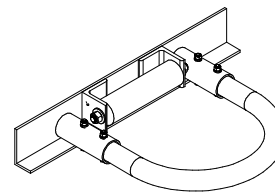
NOTES:

1. DOCK DESIGN SHALL CONSIDER GRAVITY LOAD EFFECTS FROM GANGWAY AND PROVIDE ADDITIONAL FLOATS AS NECESSARY TO REMAIN LEVEL UNDER WEIGHT OF GANGWAY.

5 GANGWAY DETAIL AT DOCK
S402 SCALE: NTS



4 GANGWAY DETAIL AT BOARDWALK
S402 SCALE: NTS



NOTES:

1. ATTACHMENT TO DOCK SHALL BE DESIGNED BY MANUFACTURER.

2 DOCK PILE GUIDE ISOMETRIC
S402 SCALE: NTS

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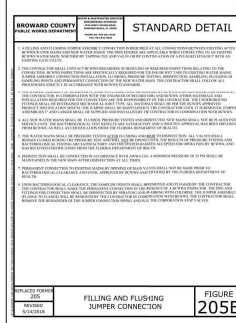
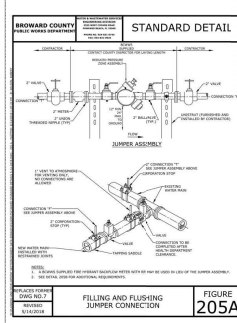
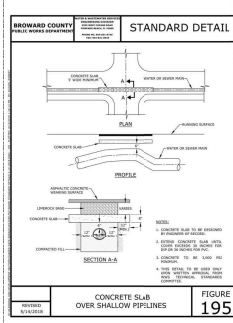
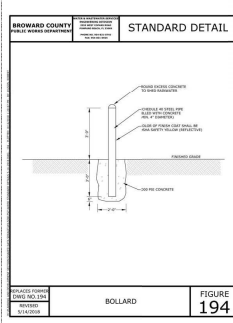
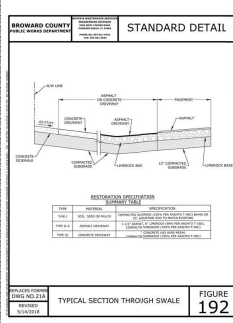
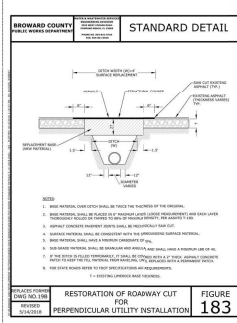
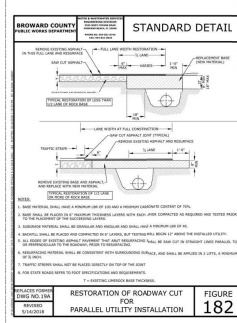
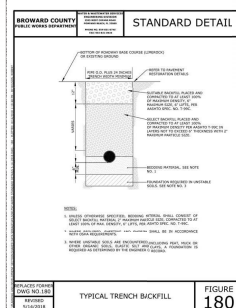
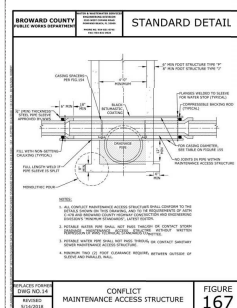
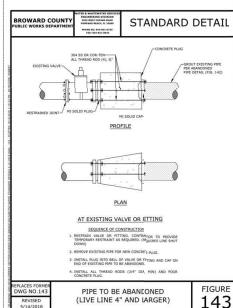
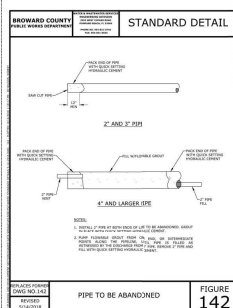
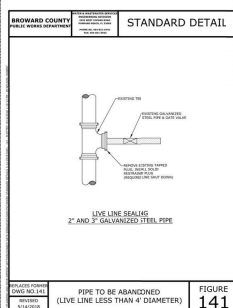
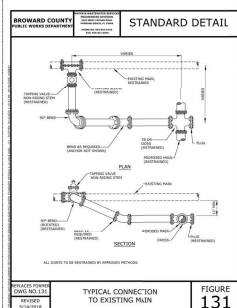
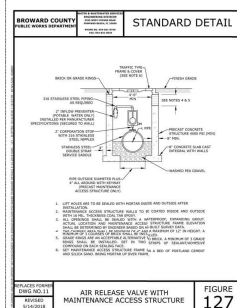
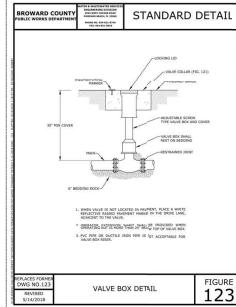
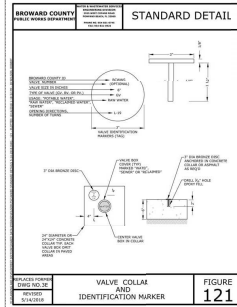
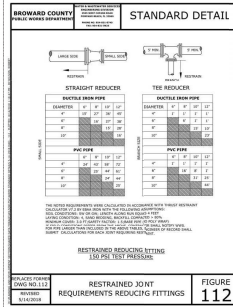
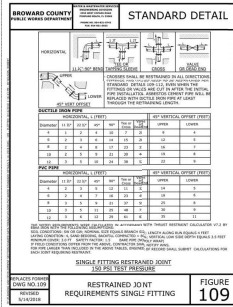
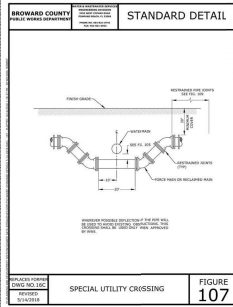
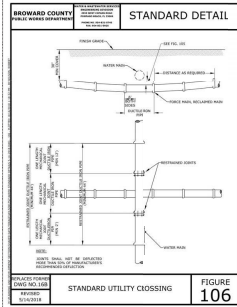
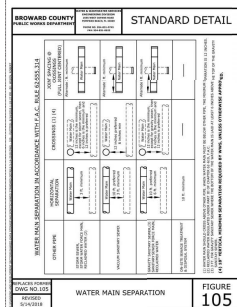


KHA PROJECT NO. 2020-001	DATE: 02/05/2020	SCALE AS SHOWN	DESIGNED BY JMP	DRAWN BY JJD	CHECKED BY JWG
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TYPICAL FLOATING
DOCK AND
GANGWAY
DETAILS

70 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.,
CITY OF DANIA BEACH
FLORIDA

SHEET NUMBER
S402



TESTING AND DISINFECTION

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HOLLYWOOD AND BROWARD COUNTY PUBLIC HEALTH DEPT (BCHPH).
2. THE PRESSURE TEST SHALL BE FOR 2 HOURS AT 150 PSI AND IN ACCORDANCE WITH ANSI/AWWA STANDARD C600-05 OR LATEST REVISION. PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 1,200 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C651-05 OR LATEST REVISION AND BACTERIOLOGICALLY TESTED FOR TWO CONSECUTIVE DAYS. THE

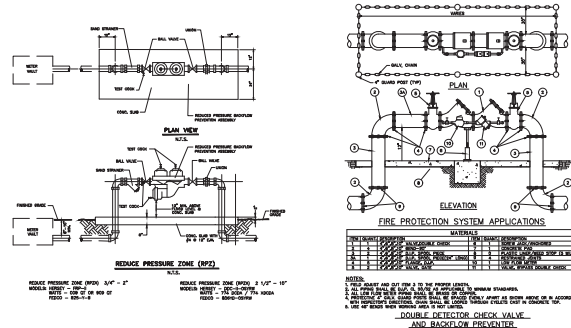
$$L = \frac{S D \sqrt{P}}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.

S = THE LENGTH OF PIPE BEING TESTED

D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.

P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

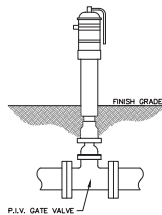
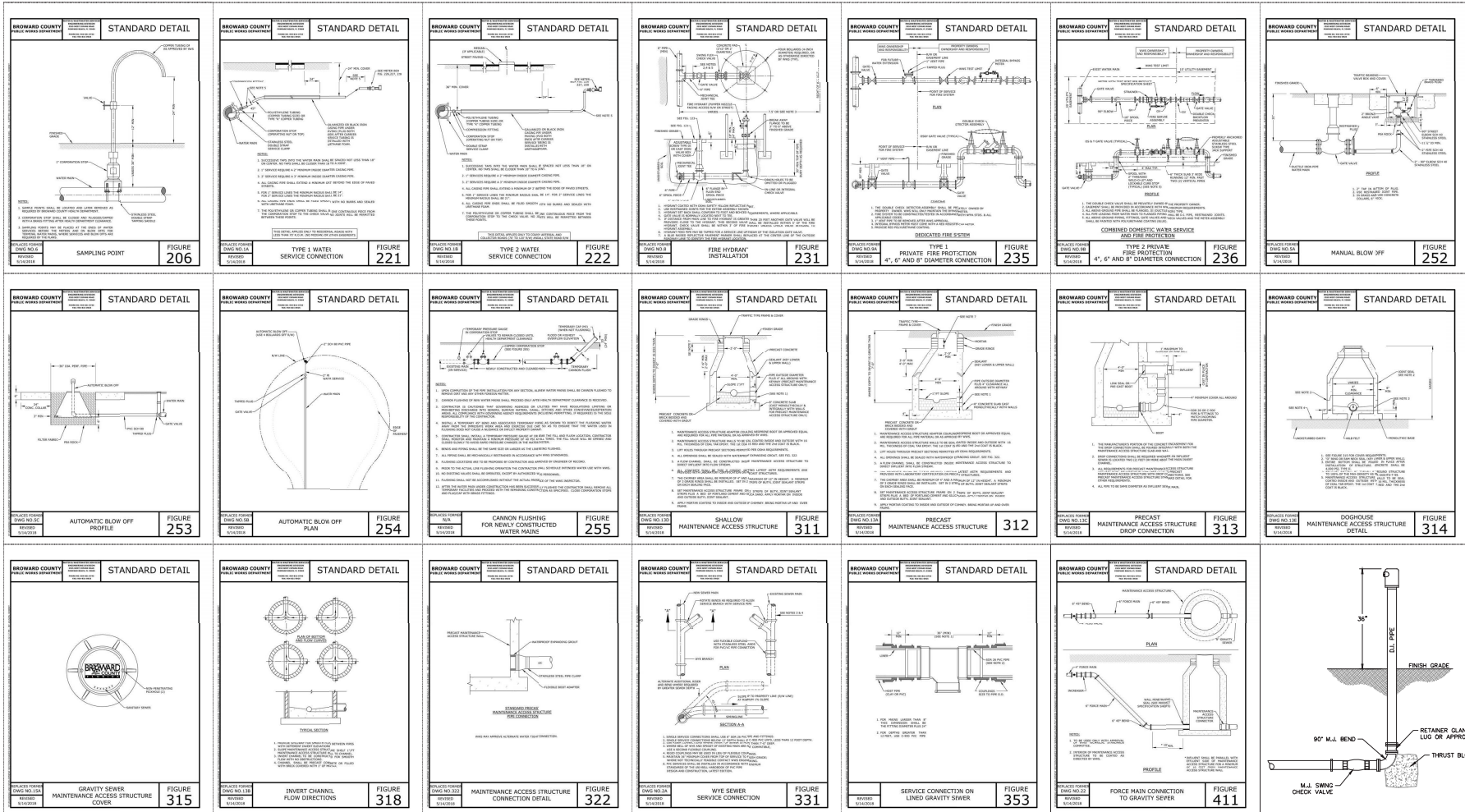
IT'S THE LAW!
DIAL 811

811

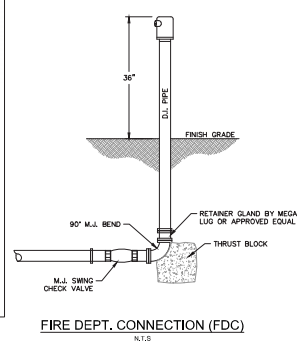
Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Standard & Detail, Inc. 79 West Lorida Avenue, Suite 100, Pompano Beach, FL 33062-3737, Phone: (954) 781-1700, Fax: (954) 781-1701, Email: info@standardanddetail.com, Website: www.standardanddetail.com



POST INDICATOR VALVE (PIV)
N.T.S.



FIRE DEPT. CONNECTION (FDC)
N.T.S.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS MUST INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! Dial 811

Know what's below. Call before you dig.

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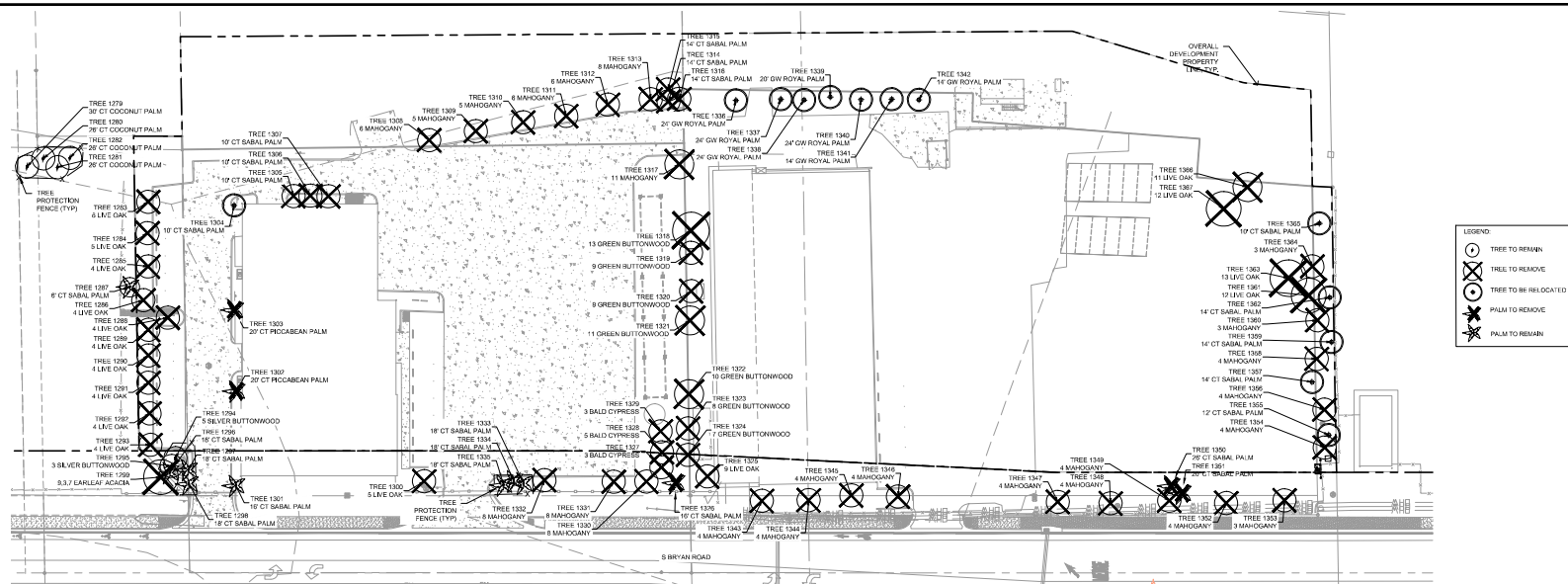
UTILITY DETAILS

70 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.
CITY OF DANIA BEACH

PROJECT NO. 14770000
DATE: 07/02/2020
SCALE: AS SHOWN
DESIGNED BY: JACOB LAMM
DRAWN BY: JACOB LAMM
CHECKED BY: JACOB LAMM

REVISIONS
DATE
BY

SHEET NUMBER
C-404



Tree #	Species	Size (DBH)	CTLA Condition Assessment	Notes	Specimen Status	Specimen Appraised True Value	Canopy SF	Action
1279	Coconut palm	30 CT (19" DBH)	Excellent	Invasive 2			115	REMAIN
1280	Coconut palm	26 CT (17" DBH)	Excellent	Invasive 2			115	REMAIN
1281	Coconut palm	26 CT (17" DBH)	Excellent	Invasive 2			115	REMAIN
1282	Coconut palm	26 CT (19" DBH)	Excellent	Invasive 2			115	REMAIN
1283	Live oak	6	Good				115	REMOVE
1284	Live oak	5	Fair				115	REMOVE
1285	Live oak	4	Good				110	REMOVE
1286	Live oak	4	Good				110	REMOVE
1287	Sabal palm	6' CT (13" DBH)	Good		X	\$337.50	115	REMAIN
1288	Live oak	4	Good				100	REMOVE
1289	Live oak	4	Good				100	REMOVE
1290	Live oak	4	Good				115	REMOVE
1291	Live oak	4	Good				115	REMOVE
1292	Live oak	4	Good				115	REMOVE
1293	Live oak	4	Good				115	REMOVE
1294	Silver buttonwood	5	Fair				100	REMAIN
1295	Silver buttonwood	3	Fair				100	REMAIN
1296	Sabal palm	18" CT (10" DBH)	Excellent				50	REMAIN
1297	Sabal palm	18" CT (10" DBH)	Excellent				50	REMAIN
1298	Sabal palm	18" CT (10" DBH)	Excellent				50	REMAIN
1299	Earleaf acacia	9.3'	Good	Invasive 1			250	REMOVE
1300	Live oak	5	Excellent				105	REMOVE
1301	Sabal palm	16' CT (10" DBH)	Excellent				50	REMAIN
1302	Piccadene palm	20 CT (16" DBH)	Excellent				50	REMOVE
1303	Piccadene palm	20 CT (16" DBH)	Excellent				50	REMOVE
1304	Sabal palm	10' CT (14" DBH)	Excellent		X	\$84.38	100	RELOCATE
1305	Sabal palm	10' CT (10" DBH)	Excellent				100	REMOVE
1306	Sabal palm	10' CT (10" DBH)	Excellent				100	REMOVE
1307	Sabal palm	10' CT (10" DBH)	Excellent				100	REMOVE
1308	Mahogany	6	Excellent				100	REMOVE
1309	Mahogany	5	Excellent				110	REMOVE
1310	Mahogany	5	Good				105	REMOVE
1311	Mahogany	6	Good				100	REMOVE
1312	Mahogany	6	Good				105	REMOVE
1313	Mahogany	8	Good				105	REMOVE
1314	Sabal palm	14' CT (11" DBH)	Excellent				100	REMOVE
1315	Sabal palm	14' CT (11" DBH)	Excellent				100	REMOVE
1316	Sabal palm	14' CT (10" DBH)	Excellent				100	REMOVE
1317	Mahogany	11	Fair				150	REMOVE
1318	Green buttonwood	13	Good				250	REMOVE
1319	Green buttonwood	9	Good				100	REMOVE
1320	Green buttonwood	9	Good				105	REMOVE
1321	Green buttonwood	11	Fair				175	REMOVE
1322	Green buttonwood	10	Fair				150	REMOVE
1323	Green buttonwood	8	Fair				105	REMOVE

1324	Green buttonwood	7	Fair		305	REMOVE
1325	Live oak	9	Good		305	REMOVE
1326	Sabal palm	16' CT (10' DBH)	Excellent		50	REMOVE
1327	Bald cypress	3	Good		100	REMOVE
1328	Bald cypress	5	Excellent		305	REMOVE
1329	Bald cypress	3	Excellent		305	REMOVE
1330	Mahogany	8	Good		305	REMOVE
1331	Mahogany	8	Good		305	REMOVE
1332	Mahogany	9	Good		300	REMAIN
1333	Sabal palm	18' CT (10' DBH)	Excellent		50	REMAIN
1334	Sabal palm	18' CT (10' DBH)	Excellent		50	REMAIN
1335	Sabal palm	18' CT (10' DBH)	Excellent		50	REMAIN
1336	Royal palm	24' GW (11" DBH)	Excellent		300	RELOCATE
1337	Royal palm	24' GW (11" DBH)	Excellent		300	RELOCATE
1338	Royal palm	24' GW (11" DBH)	Excellent		300	RELOCATE
1339	Royal palm	20' GW (11" DBH)	Excellent		300	RELOCATE
1340	Royal palm	24' GW (11" DBH)	Excellent		300	RELOCATE
1341	Royal palm	24' GW (11" DBH)	Excellent		300	RELOCATE
1342	Royal palm	14' GW (11" DBH)	Good		300	RELOCATE
1343	Mahogany	4	Good		305	REMOVE
1344	Mahogany	4	Excellent		305	REMOVE
1345	Mahogany	4	Excellent		305	REMOVE
1346	Mahogany	4	Fair		305	REMOVE
1347	Mahogany	4	Excellent		305	REMOVE
1348	Mahogany	4	Excellent		305	REMOVE
1349	Mahogany	4	Good		110	REMOVE
1350	Sabal palm	26' CT (11" DBH)	Excellent		50	REMOVE
1351	Sabal palm	20' CT (11" DBH)	Excellent		50	REMOVE
1352	Mahogany	4	Good		305	REMOVE
1353	Mahogany	3	Fair		305	REMOVE
1354	Mahogany	4	Excellent		305	REMOVE
1355	Sabal palm	12' CT (12" DBH)	Good	X	\$168.75	RELOCATE
1356	Mahogany	4	Excellent		300	REMOVE
1357	Sabal palm	14' CT (14" DBH)	Excellent	X	\$168.75	RELOCATE
1358	Mahogany	4	Good		305	REMOVE
1359	Sabal palm	14' CT (14" DBH)	Excellent	X	\$168.75	RELOCATE
1360	Mahogany	3	Good		305	REMOVE
1361	Live oak	12	Fair		250	REMOVE
1362	Sabal palm	14' CT (12" DBH)	Excellent	X	\$168.75	RELOCATE
1363	Live oak	13	Fair		250	REMOVE
1364	Mahogany	3	Excellent		300	REMOVE
1365	Sabal palm	10' CT (12" DBH)	Excellent	X	\$168.75	RELOCATE
1366	Live oak	11	Fair		180	REMOVE
1367	Live oak	11	Fair		180	REMOVE

70 Wave	
Total Non Invasive Canopy Removed	688
Total Non Invasive Canopy Removed (w/ 1.5 Mult.)	1032
Total Category 2 Invasive Canopy Removed (w/ 1 Mult.)	0
Total Category 1 Invasive Canopy Removed	254
Total Category 1 Invasive Canopy Removed (w/ .25 Mult.)	62
Total Canopy Removed (w/ Multipliers)	1038
Replacement Trees Required (100% SF Per Tree)	10
Replacement Trees Provided	16
Replacement Tree Deficient	94
Tree Trust Fund Payment (\$338 per Deficient Tree)	\$31,712

Specimen Trees Removed	0
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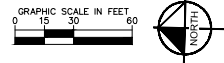
* REPLACEMENT TREES BASED ON CATEGORY 3 TREE

Category 1B tree multiplied by 2.7

SPECIMEN TREE APPRAISAL CALCULATION:
 APPRAISED TREE VALUE = PRICE OF REPLACEMENT TREE x 2.7
 SIZE FACTOR x HEALTH/CONDITION FACTOR x LOCATION SCORE

PRICE OF REPLACEMENT TREES
CATEGORY 1A TREE: \$600 (5.5" CAL, 16' HT, LIVE OAK)

Specimen Tree Cals - 70 Wave									
Tree #	Replacement Cost		Size Factor	Health Factor	Location Score	Location Compromised	Appraisal Value		
1287	5	100.00	2.7	1	1.25	1	No	5	337.50
1304	5	100.00	2.7	1	1.25	0.25	Yes	5	84.38
1355	5	100.00	2.7	1	1.25	0.5	Yes	5	168.75
1357	5	100.00	2.7	1	1.25	0.5	Yes	5	168.75
1359	5	100.00	2.7	1	1.25	0.5	Yes	5	168.75
1362	5	100.00	2.7	1	1.25	0.5	Yes	5	168.75
1365	5	100.00	2.7	1	1.25	0.5	Yes	5	168.75

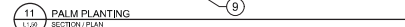
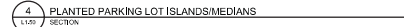
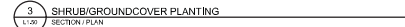


TYPICAL TREE MITIGATION NOTES

- H. IRRIGATION
1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
 2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.

L0.51





Plotted By: Neilson, Bre Sheet Set: Donia Beach Marina - Donia Marina\CAD\CONSTR\PlanSheets\11.50 LANDSCAPE DETAILS.dwg
K:\CORP\LA VERO BEACH\147706000 - Donia Marina\CAD\CONSTR\PlanSheets\11.50 LANDSCAPE DETAILS.dwg
August 31, 2020 09:35:59am
Layout: 11.51

A. SCOPE OF WORK

- [illegible]

- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS FROM THE PROJECT WORK AREA. PLANTER AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INSTALLED UNDER THIS CONTRACT SHALL BE MAINTAINED BY CULTIVATING, SPRINKLING, AND ALL OTHER OPERATIONS (SUCH AS RE-IRRIGATING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION, AND ALL OTHER INCIDENTAL WORK PERTAINING TO THE PROJECT. THE FINAL INSPECTION SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY OR AS SPECIFIED BY THE OWNER. THE LANDSCAPE ARCHITECT OR OWNER IN WRITING BEGINNING WITH THE TIME OF REFERRAL AND ENDING WITH THE SAME REFERRAL AND ACCEPTANCE SHALL BE CONSIDERED AS THE OWNER'S REPRESENTATIVE.
- WARRANTY**
1. THE LAND AND SATISFACTORY CONDITION ON ALL PLANT MATERIAL INSTALLED INCLUDING BUSH BY THE LANDSCAPE CONTRACTOR SHALL BE MAINTAINED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SUCH AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME DUNE AND SIZE AS SPECIFIED IN THE SCHEDULE. IN THE EVENT SUCH A REPLACEMENT AND MAINTENANCE AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES AND RECOMMENDATIONS TO THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONCERNS WHICH THREATEN GROWTH AND HEALTHY PLANT GROWTH. THE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF ONE (1) CALENDAR YEAR.

	DANIA BEACH MARINA		LANDSCAPE SPECIFICATIONS FLORIDA CITY OF DANIA BEACH	KIM PROJECT 147706000	DATE 01/24/2020	SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	Digitally signed by Matthew Franko Date: 2020.09.03 09:56:55 -04'08' 8/31/2020	Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 440 ZANTI STREET, SUITE 300, VERO BEACH, FL 32960 WWW.KIMLEY-HORN.COM 000000686	NO. _____ REVISIONS _____ DATE _____ BY _____
	SHEET NUMBER L1.51								

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.

8. SET SPRINK HEADS AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PLACEMENT MADE ON CURB.
9. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY NOTIFICATIONS REQUIRED TO MEET THE SCHEDULING REQUIREMENTS OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS DEFINE THE OVERALL LAYOUT OF THE SYSTEM AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO JUNE THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE FOLLOWING: A. VERIFY THE LOCATION FOR FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
10. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM, NO BATTERY OPERATED CONTROLLERS ALLOWED, COORDINATE LOCATION WITH OWNER.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR, COORDINATE LOCATION WITH OWNER.
12. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE, SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEMS AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
13. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
14. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PDS AND GPM PRIOR TO CONSTRUCTION.
15. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
16. CONTRACTOR SHALL COORDINATE WITH THE PLANT MANAGER FOR PLANT AREAS AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY NON-POUCH-HEAD IRRIGATION.
17. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
18. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUIVA.

1. TORO
2. HUNTER
3. RAINBIRD

1. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS. HE WILL WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITH LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT SHALL BE SLEEVED WITHIN SCH. 40 PVC SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. KIDNEY LINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HAND OR ON SHOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS, THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR VALVE PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC WAVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SIMILAR MAIN.
19. NUMBER THE TOP OF ALL VALVE BOX JOBS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "H". LETTER OUTSIDE OF CLOCK CLOCKS TO CORRESPOND WITH IRRIGATION CLOCK POSITION DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES "CAUTION: IRRIGATION LINE BURIED BELOW". THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 1/4" VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MINIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET; AS FOLLOWS:
CONTROL WIRES - #14
COMMON WIRE - #14
23. ALL VALVES, SPIGOTS WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES AS FOLLOWS:
4" RECTANGULAR 12"x17" HEAVY DUTY BOX (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE)
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT. UNLESS OTHERWISE NOTED, PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBS, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES, BUBBLERS, DAPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON SECTORIAL VALVE. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELEASE VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELEASE VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. SPLITTING SHALL PROVIDE 8-10 GPM EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH REDUCED TENSION PART 11A WEGE. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR. 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 FT. OR EVERY 10 DEVICES. ALL WIRE SHALL BE PURCHASED IN MINIMUM 2,500 REELS AND SPIGOTS SHALL BE MINIMIZED. RUFFY SPIGOT. ALL 1/4" VAC WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPIGOTS SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE WIRE SYSTEM. ALL MANUFACTURERS REQUIREMENTS FOR THE INSTALLATION OF THE WIRE SYSTEM SHALL HAVE SHAW CORP. CONTROL SYSTEMS INC. PROGRAMMABLE 11, SLOTTED SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED #14 12 ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.0" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH LINES ON PRESERVED PLANT COMMANEELS. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO MANICURED AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NONPOTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION. VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION AND DEVELOPMENT CODE.



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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA.00000698

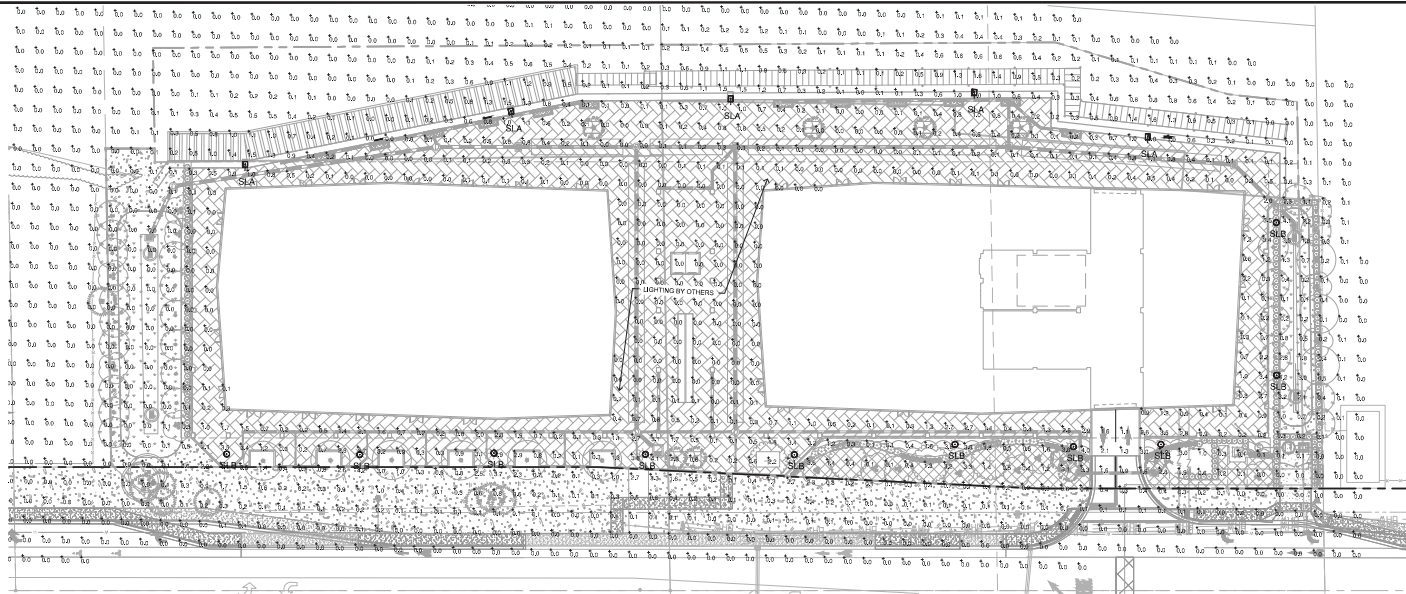
Digitally signed by Matthew T. Franko
Date: 2020.09.03 10:07:31 -04'00'

KHA PROJECT	SCALE	AS SHOWN
147706000	DESIGNED BY	BLN
01/24/2020	DRAWN BY	BLN
	CHECKED BY	MTE

IRRIGATION SPECIFICATIONS

DANIA BEACH
MARINA
PREPARED FOR
DANIA BEACH MARINE
CORP.

SHEET NUMBER
L2.51

[illegible]

Date: _____ Customer: _____
Project: _____
Type: _____ Qty: _____

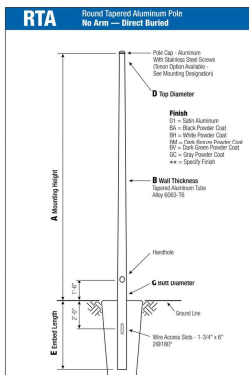
Ouray
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Order Code: U4

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selux



WARNING:										Safe Alignment or Pivoting Guide	
Do not install light pole without brimplate.										Finish per Customer Specification	
A Ht. ft./in.	B Wall Thickness	C Bolt Diameter	D Total Lin. Weight	Minimum EPS					E Qty. Spacers	F Casing Number	
				90	100	110	120	130			
12	0.125"	5	160	12.8	16.0	19.2	7.4	6.0	87907-0312X	RTA12BSAE-	

CUSTOMER NAME:	
PROJECT:	LOCATION:
NOTES:	QUANTITY:



EPA Notes: Effective Project Area (EPA) in square feet. It is calculated using wind velocity (wvt) indicated in accordance with 2000 ASHRAE 90.1-5 using a 20-year design life. Maximum EPA based on the luminaires weight shown. Excess luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

 26252 Hillman Highway
Arlington, VA 22213
803.368.7171
www.hapco.com

Date: _____ Customer: _____
Project: _____
Type: _____ Qty: _____

Mistella™ LED



selux

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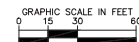









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 In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that is our opinion will



DANIA BEACH MARINA
PREPARED FOR
DANIA BEACH MARINE
CORP.

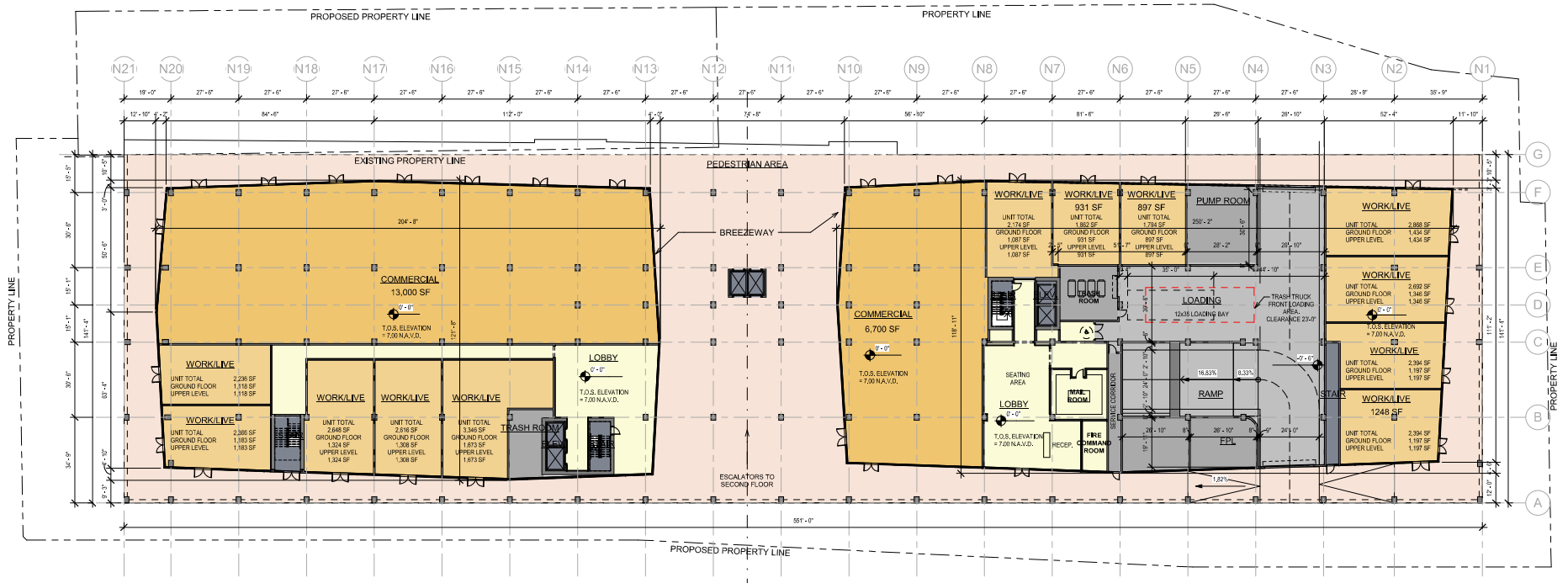
LIGHTING PLAN - 70
WAVE

KHA PROJECT	DATE	DESIGNED BY	BL	BL	MT
147706000	01/24/2020	DRAWN BY	BL		
		CHECKED BY			

Digitally signed
by Matthew
Franko
Date:
2020.09.03
10:16:36 -04'

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COLOR LEGEND

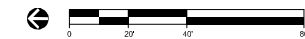
- BOH
- LOBBY
- PARKING
- PEDESTRIAN AREA
- RETAIL
- VERTICAL CIRCULATION
- WORK/LIVE

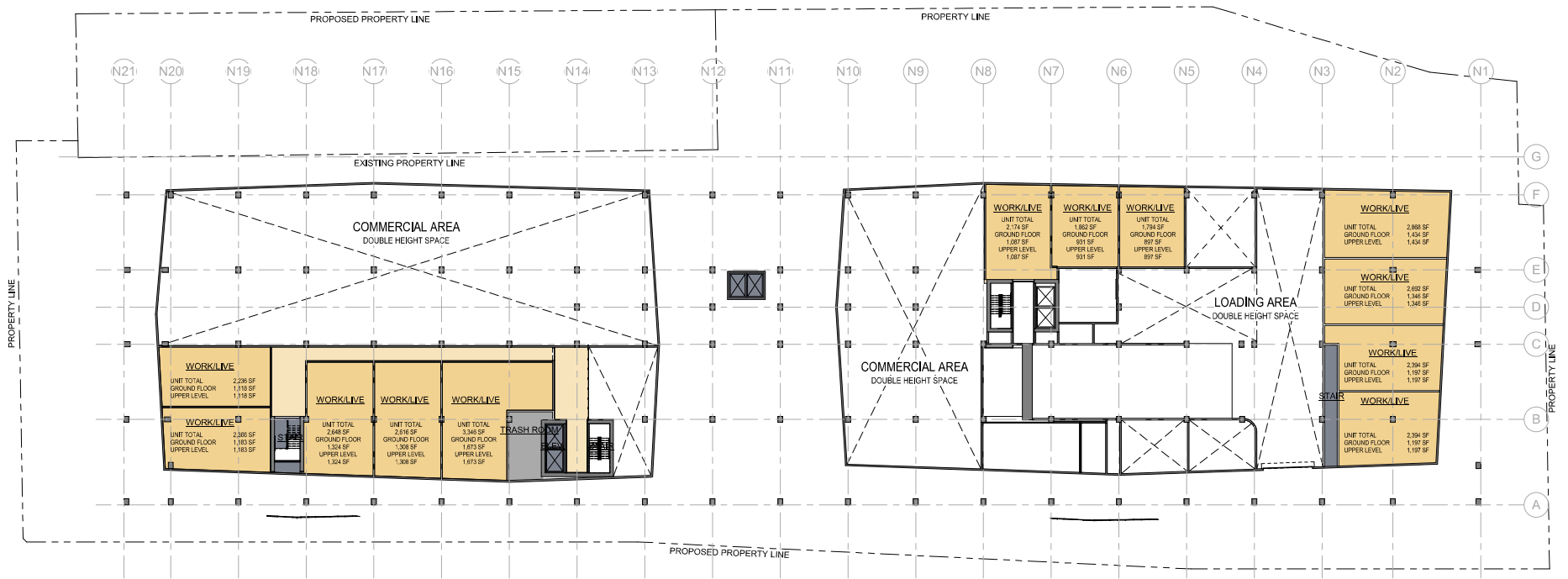
GROUND FLOOR AREA SCHEDULE	
	PROVIDED
RETAIL AREA	19,700 SF
WORK/LIVE UNITS (2 STORY UNITS)	12 UNITS (29,494 SF)
TOTAL GROSS SF	51,602 SF

NOTE:
ALL COMMERCIAL COMPONENT TO THE WORK/LIVE UNITS
MUST BE CONFINED TO THE GROUND FLOOR.

PARKING SCHEDULE		
	REQUIRED	PROVIDED
LOADING AREA	1	1

2 0100 LEVEL - COMMERCIAL & W/L UNITS
A-3.00 1" = 20'-0"

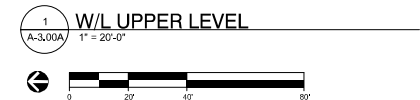


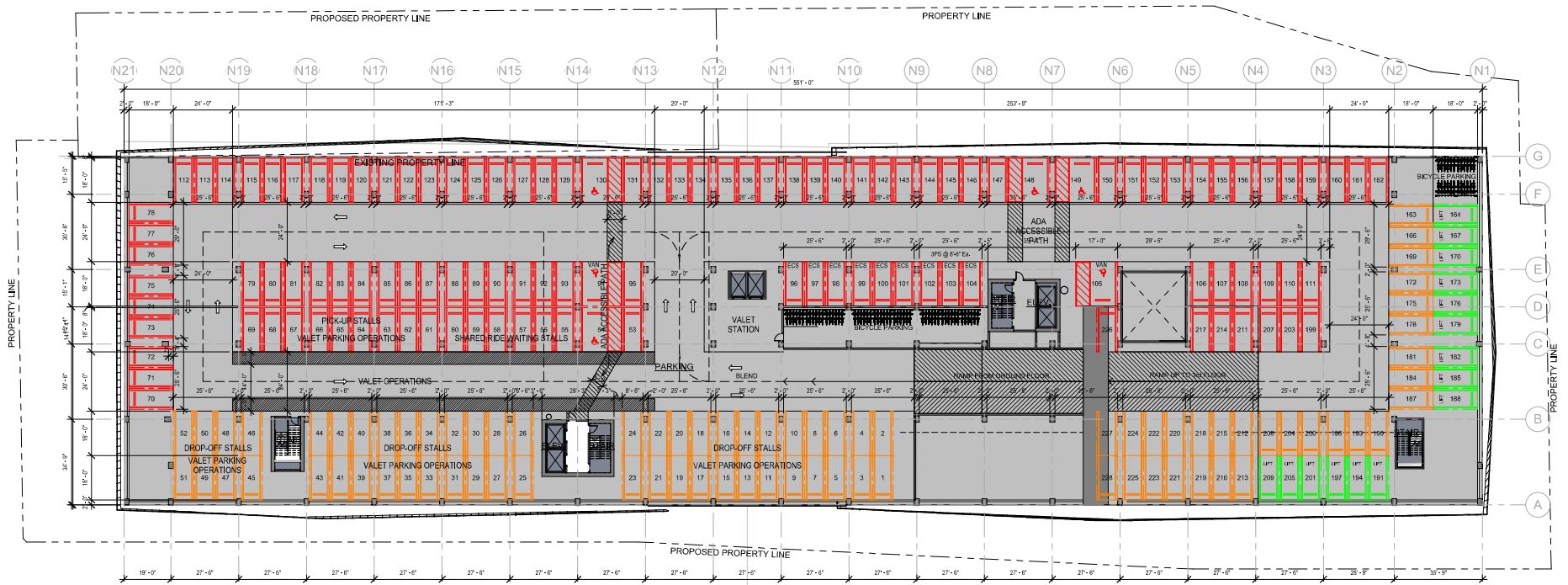


COLOR LEGEND

- BOH
- CIRCULATION HORIZONTAL
- VERTICAL CIRCULATION
- WORK/LIVE

MEZZANINE AREA SCHEDULE	
	PROVIDED
WORK/LIVE UNITS (2 STORY UNITS)	12 UNITS (29,494 SF)
TOTAL GROSS SF	18,033 SF





COLOR LEGEND

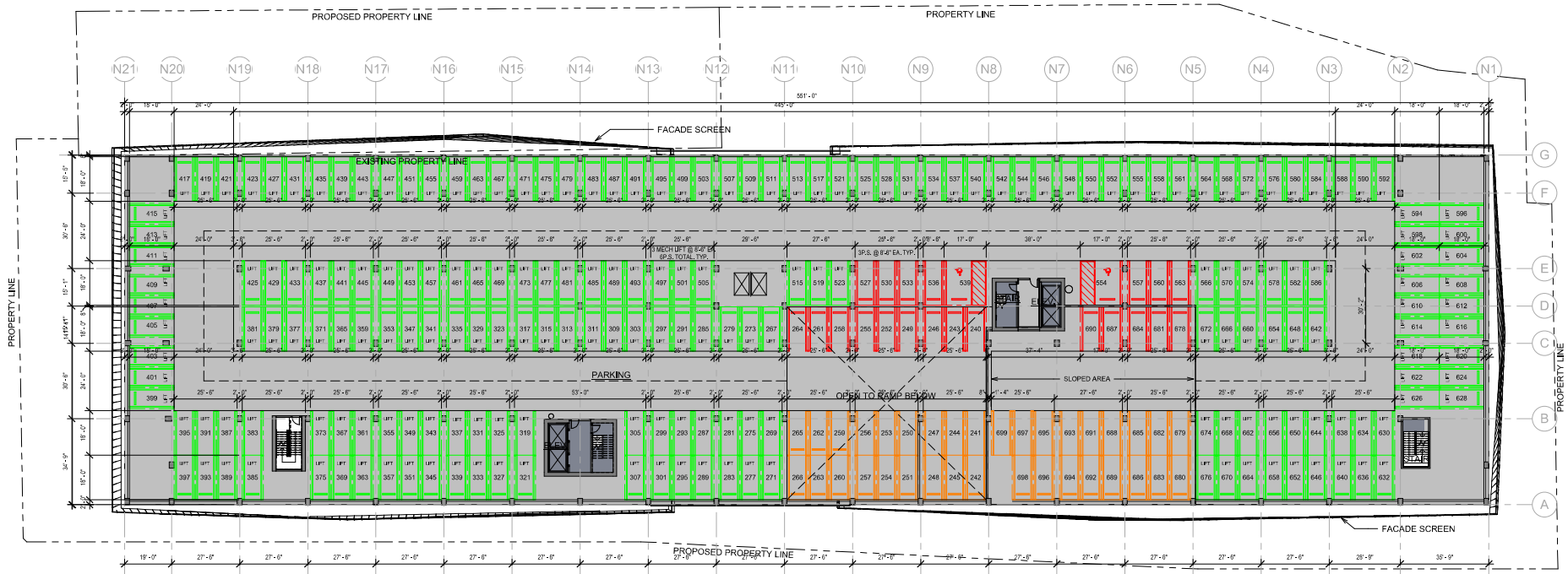
- PARKING
- VERTICAL CIRCULATION

0200 LEVEL AREA SCHEDULE	
PARKING AREA	PROVIDED 76,281 SF
TOTAL GROSS SF	78,609 SF

PARKING SCHEDULE		
RESIDENTIAL (380 UNITS X 1.30)	REQUIRED 494	PROVIDED
NON-RESIDENTIAL 18700 SF OF RETAIL AREA (1 P.S. / 290SF)	79	
TOTAL	573	699
PARKING TYPE		
REGULAR PARKING		161
VEHICLE STORAGE		126
VEHICLE STORAGE		492
TOTAL		699
BICYCLE STORAGE	REQUIRED	PROVIDED
5% OF REQ. RESIDENTIAL PARKING	24.70	90
10% OF REQ. COMMERCIAL PARKING	18.28	42
TOTAL	43.90	132

2
A-3.01 0200 LEVEL - PARKING GARAGE
1" = 20'-0"





COLOR LEGEND

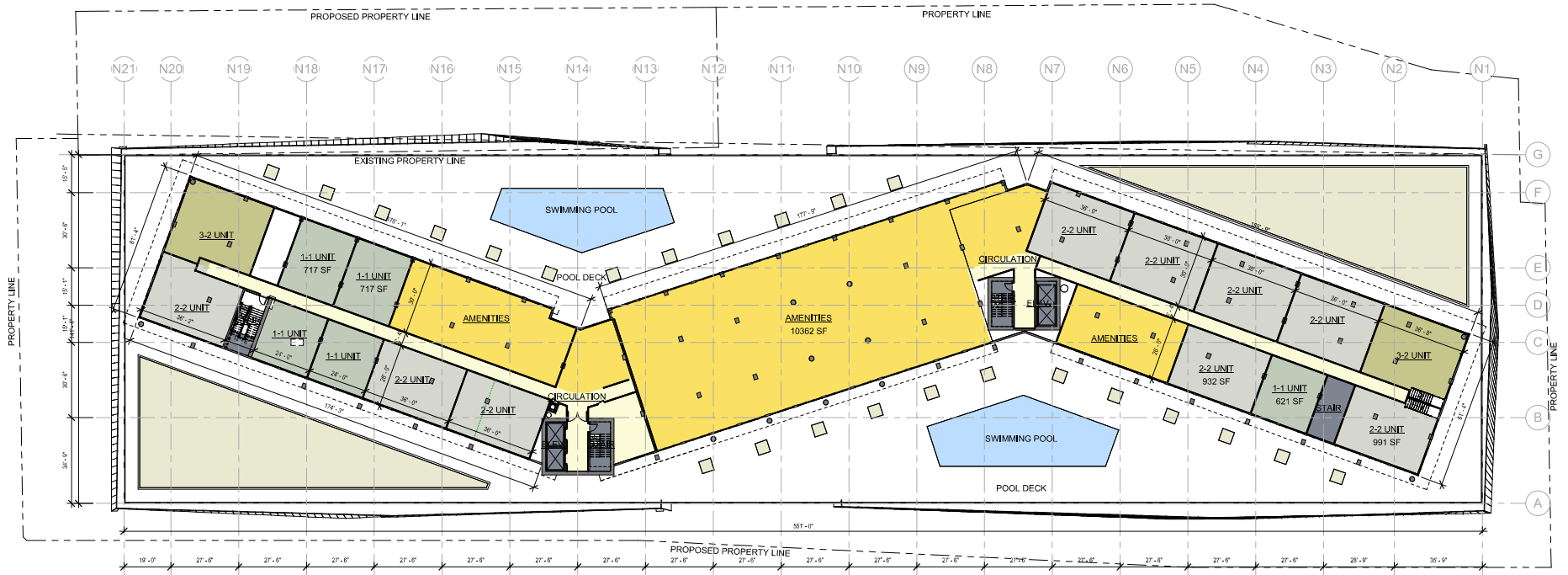
- PARKING
- VERTICAL CIRCULATION

0300 LEVEL AREA SCHEDULE	
PARKING AREA	PROVIDED 76,752 SF
TOTAL GROSS SF	78,609 SF

PARKING SCHEDULE		
RESIDENTIAL (380 UNITS X 1.30)	REQUIRED 494	PROVIDED
NON-RESIDENTIAL 19700 SF OF RETAIL AREA (1 P.S. @ 266SF)	79	
TOTAL	573	699
PARKING TYPE		
REGULAR PARKING		141
VEHICLE PARKING		126
VEHICLE PARKING		432
TOTAL		699
BICYCLE STORAGE	REQUIRED	PROVIDED
5% OF REQ. RESIDENTIAL PARKING	24.70	90
10% OF REQ. COMMERCIAL PARKING	19.20	42
TOTAL	43.90	132

2
A-3.02
0300 LEVEL - PARKING GARAGE
1" = 20'-0"





COLOR LEGEND

- 1-1 UNIT
- 2-2 UNIT
- 3-2 UNIT
- AMENITIES
- COMMON SPACE
- VERTICAL CIRCULATION

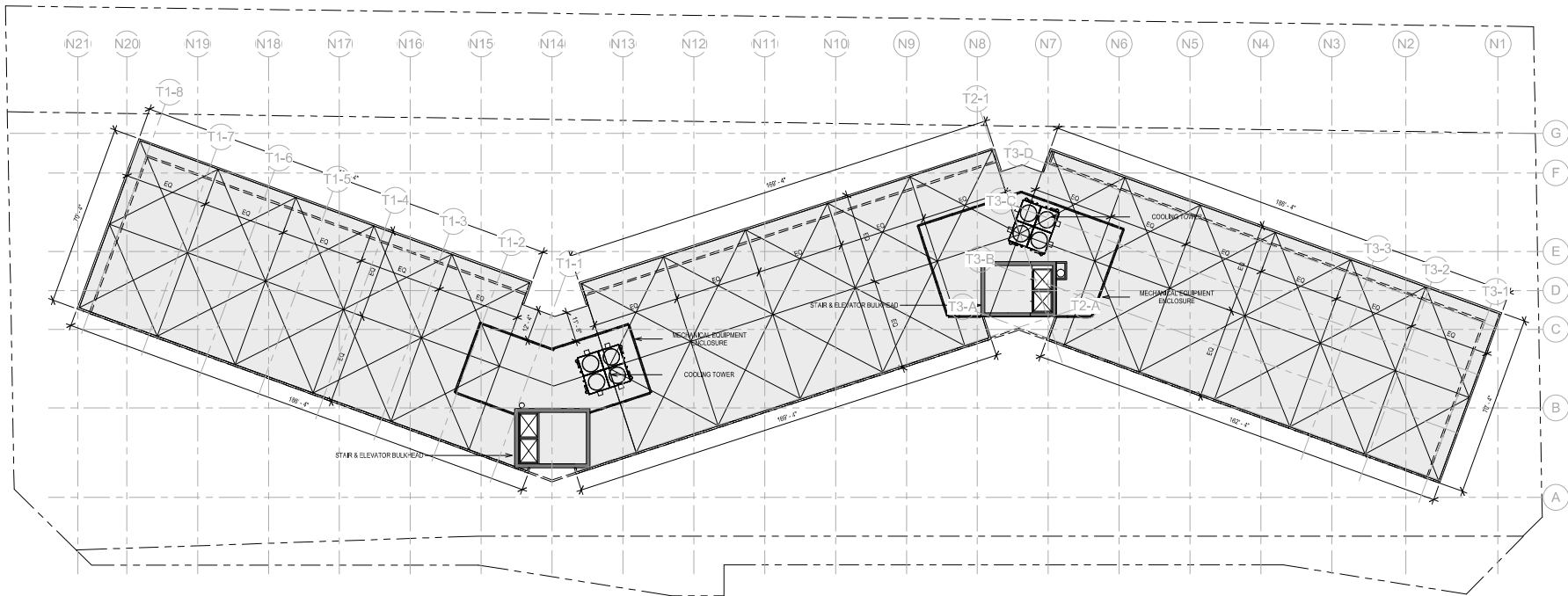
0-UNIT DISTRIBUTION SCHEDULE (0300 Series)	
Count	Name
114	1-1 UNIT
186	2-2 UNIT
46	3-2 UNIT
22	STUDIO
12	WORK/LIVE
380	

UNIT DISTRIBUTION SCHEDULE - 500 LEVEL...	
Count	Name
5	1-1 UNIT
9	2-2 UNIT
2	3-2 UNIT
16	

0500 LEVEL AREA SCHEDULE	
	PROVIDED
RESIDENTIAL AREA	10,426 SF
AMENITIES AREA (INDOOR)	7,749 SF
TOTAL GROSS SF	25,454 SF

2
A-3.03
0400 LEVEL - RECREATIONAL LEVEL
1" = 20'-0"





1 ROOF
A-3.05 1" = 20'-0"



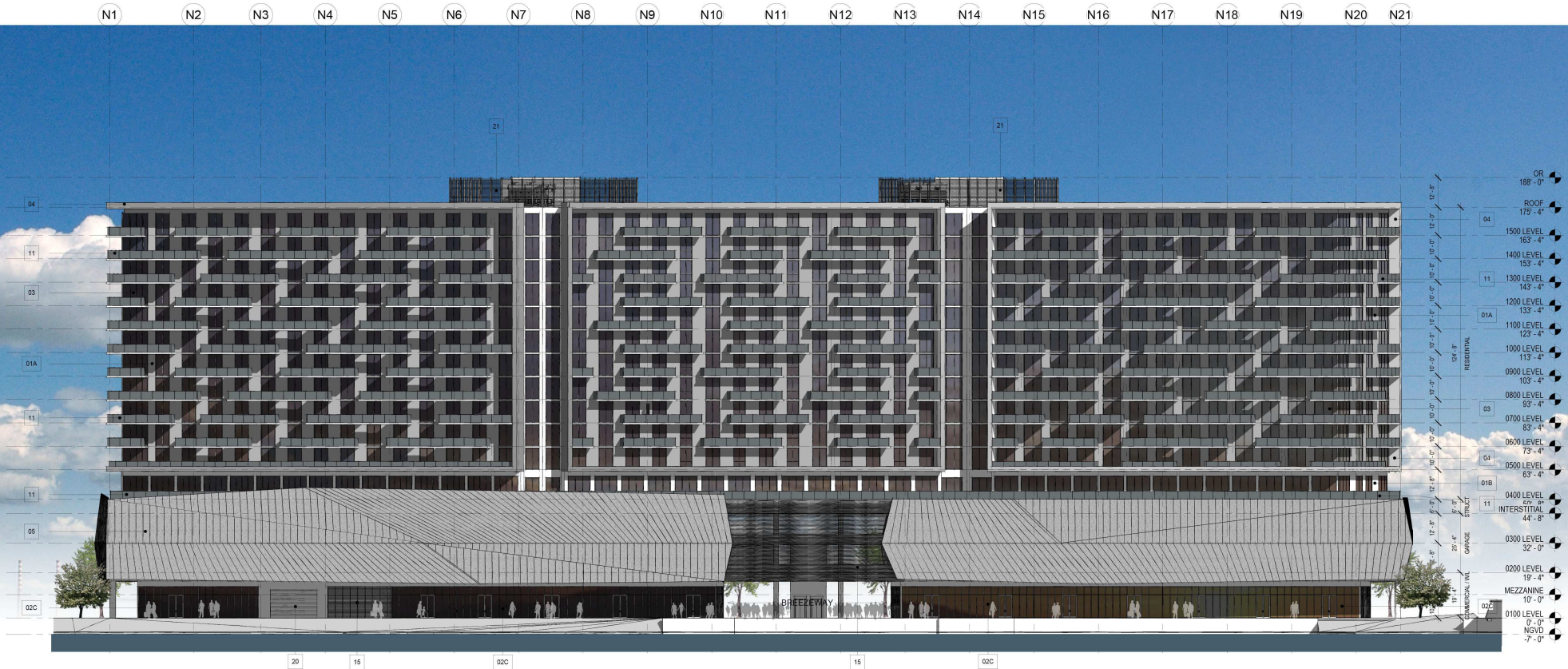


KEYNOTE LEGEND	
#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #1.
01B	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #2.

KEYNOTE LEGEND	
#	DESCRIPTION
02	ALUMINUM WINDOW WALL ASSEMBLY W/KYNAR FIN. WLAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS.
02C	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN. WLAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/KYNAR FIN. TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.

KEYNOTE LEGEND	
#	DESCRIPTION
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.
12	SLIDING DOOR W/ KYNAR FINISH. TO MEET WIND LOAD REQUIREMENTS. FINISH COLOR TO BE SELECTED BY ARCHITECT.
15	ALUMINUM LOUVERS W/ KYNAR FINISH. SILVER ALUMINUM COLOR.
20	OVERHEAD COILING DOOR W/ HIGH PERFORMANCE COATING.
21	WEATHERPROOF MECHANICAL LOUVER ASSEMBLY IN EXTRUDED ALUMINUM FRAME W/KYNAR FINISH.
22	BUILDING IDENTIFICATION SIGN SIZE AS PRESCRIBED BY THE DEVELOPMENT DESIGN GUIDELINES.

1 WEST ELEVATION
A-4.00 1" = 20'-0"



KEYNOTE LEGEND	
#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACENT COLOR #1.
01B	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACENT COLOR #2.

KEYNOTE LEGEND	
#	DESCRIPTION
02C	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN, W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/KYNAR FIN, TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.

KEYNOTE LEGEND	
#	DESCRIPTION
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.
15	ALUMINUM LOUVERS W/ KYNAR FINISH. SILVER ALUMINUM COLOR.
20	OVERHEAD COILING DOOR W/ HIGH PERFORMANCE COATING.
21	WEATHERPROOF MECHANICAL LOUVER ASSEMBLY IN EXTRUDED ALUMINUM FRAME W/KYNAR FINISH.

1 EAST ELEVATION
A-4.01 1" = 20'-0"

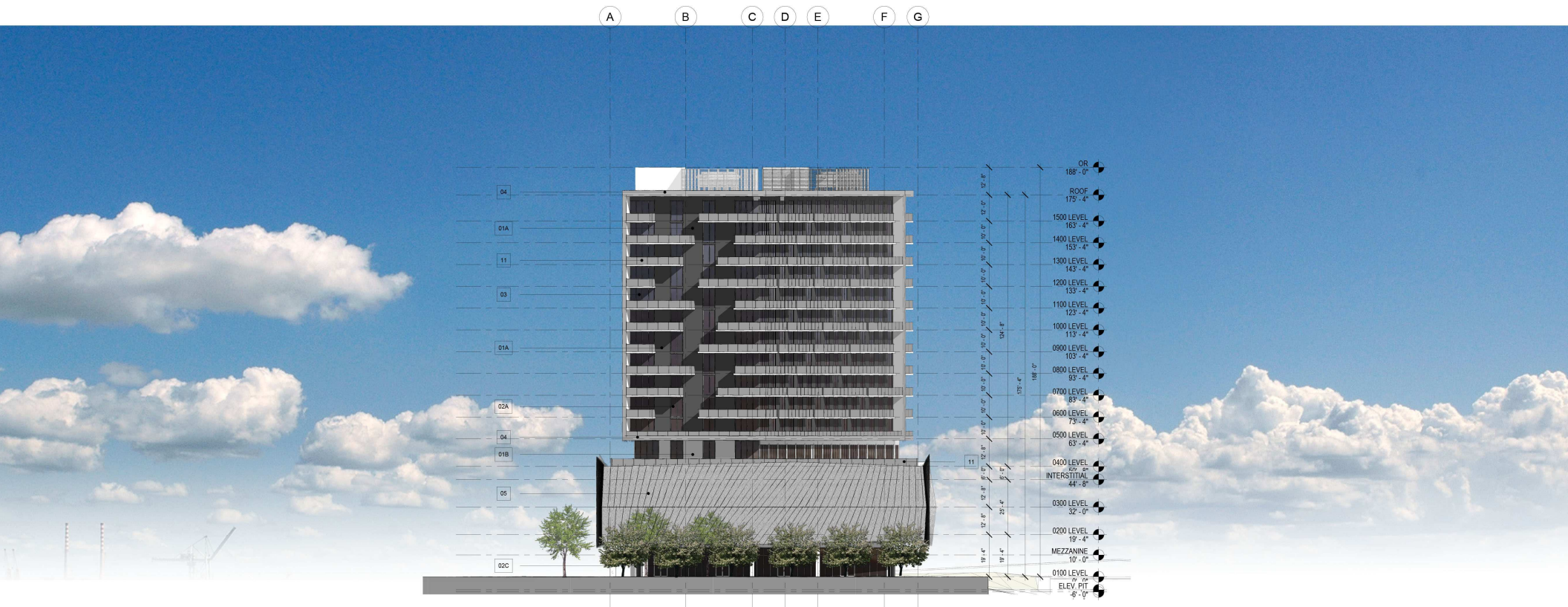


KEYNOTE LEGEND	
#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #1.
01B	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #2.

KEYNOTE LEGEND	
#	DESCRIPTION
02A	ALUMINUM WINDOW WALL ASSEMBLY WITH INTEGRAL SLAB EDGE COVER W/KYNAR FINISH. TO MEET WIND LOAD REQUIREMENTS.
02C	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN. W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING. TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/KYNAR FIN. TINTED GLASS W/ A HIGH PERFORMANCE COATING. TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.

KEYNOTE LEGEND	
#	DESCRIPTION
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.
22	BUILDING IDENTIFICATION SIGN SIZE AS PRESCRIBED BY THE DEVELOPMENT DESIGN GUIDELINES.

1 NORTH ELEVATION
A-4.02 1" = 20'-0"

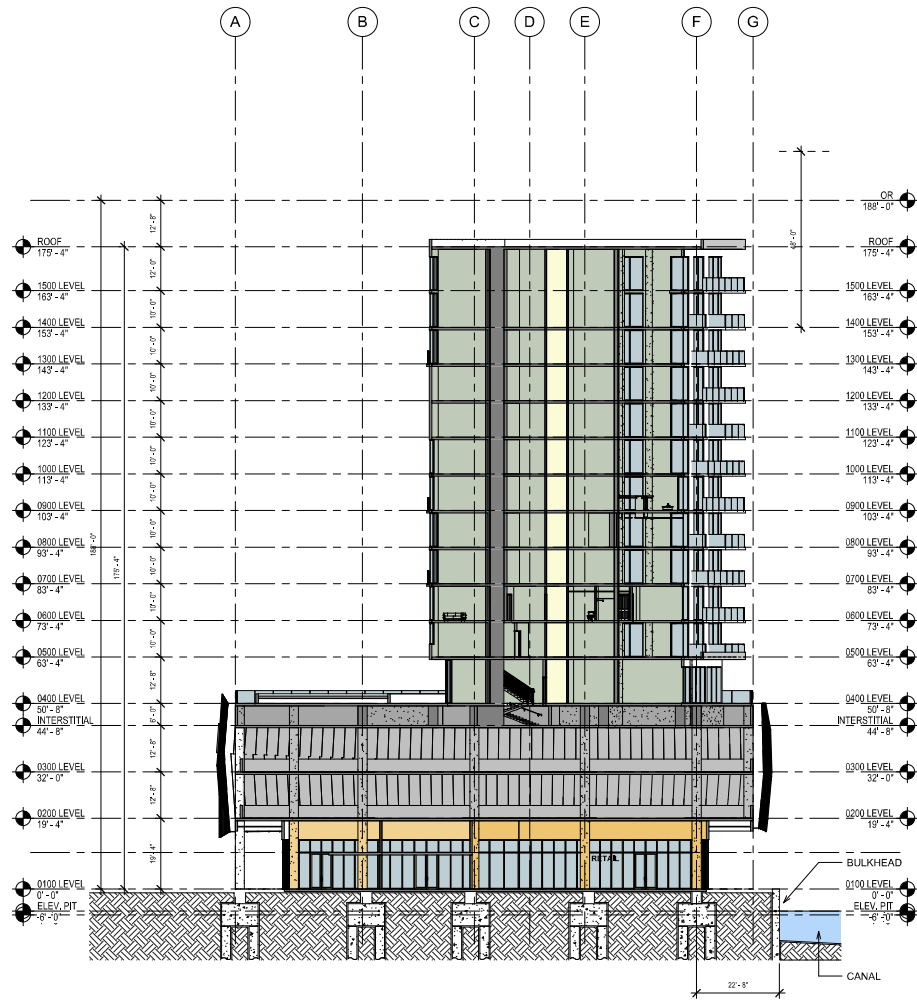


KEYNOTE LEGEND	
#	DESCRIPTION
01A	CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, W/ HIGH BUILD 2-COAT ACRYLIC WATERPROOFING COATING (MASTERPROTECT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). PROVIDE CONCAVE TOOLED STUCCO REVEAL CONTROL JOINTS WITH A MAXIMUM AREA OF 144 SF BETWEEN JOINTS. ACCENT COLOR #1.
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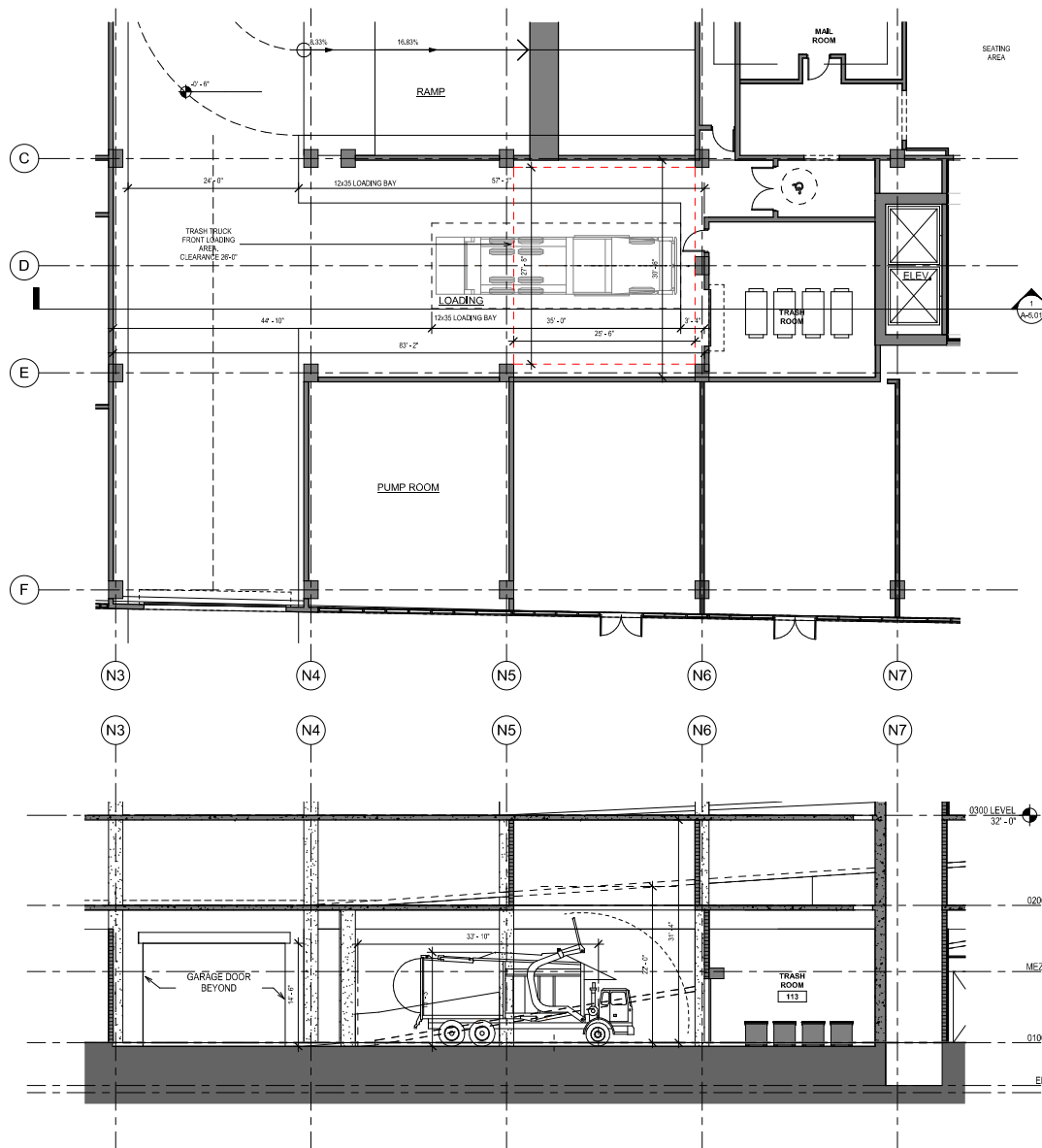
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03	ALUMINUM GLASS DOOR/WINDOW ASSEMBLY W/KYNAR FIN. TINTED GLASS W/ A HIGH PERFORMANCE COATING. TO MEET WIND LOAD REQUIREMENTS.
04	ALUMINUM COMPOSITE MATERIAL BUILDING PANEL W/ KYNAR FINISH.

KEYNOTE LEGEND	
#	DESCRIPTION
05	TENSILE FACADE CLADDING. STICK BUILD ALUMINUM STRUCTURE WITH PREASSEMBLED & STRETCHED FABRIC PANELS.
11	ALUMINUM AND GLASS RAILING @ 42" A.F.F. W/ KYNAR FINISH.

1 SOUTH ELEVATION
A-4.03 1" = 20'-0"

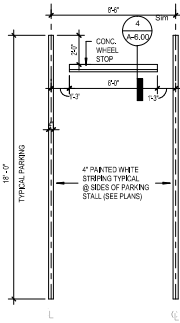


1 BUILDING CROSS SECTION
A-5.00 1/16" = 1'-0"

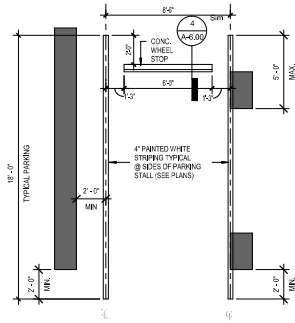


2
A-5.01
LOADING AREA FLOOR PLAN
1/8" = 1'-0"

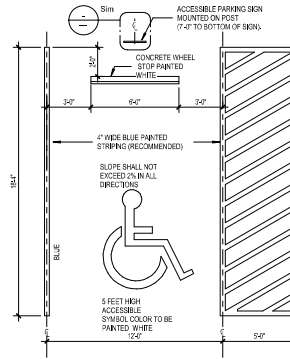
1
A-5.01
LOADING AREA SECTION
1/8" = 1'-0"



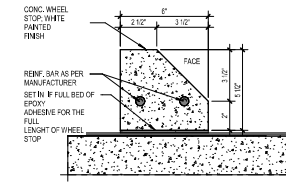
1
A-6.00
TYP. VALET PARKING STALL
1/4" = 1'-0"



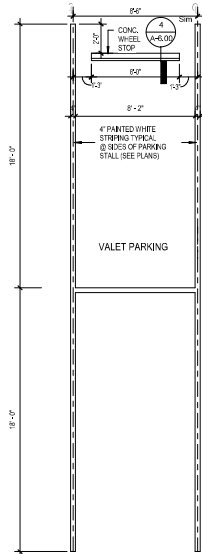
2
A-6.00
TYP. VALET PARKING STALL
1/4" = 1'-0"



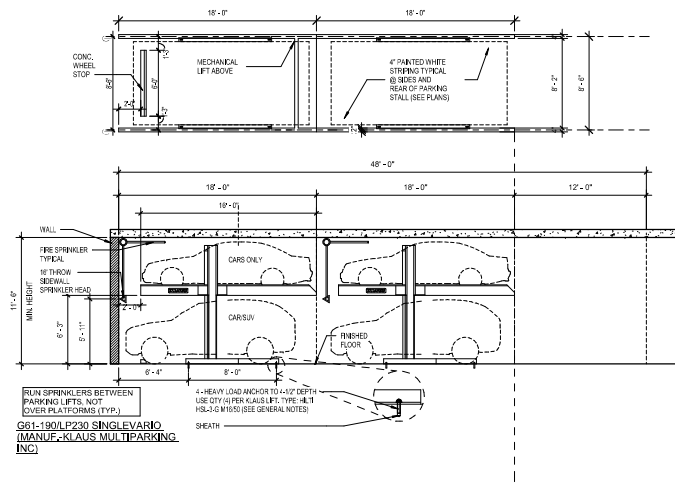
3
A-6.00
TYP. HANDICAPPED PARKING STALL
1/4" = 1'-0"



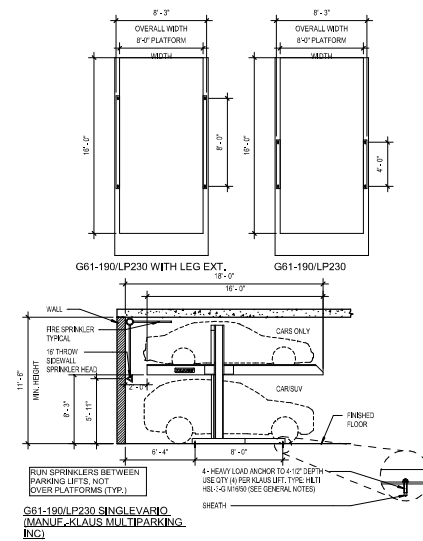
4
A-6.00
WHEEL STOP
3" = 1'-0"



5
A-6.00
TYP. VALET TANDEM STALL
1/4" = 1'-0"



6
A-6.00
PARKING STALL TANDEM LIFT
3/16" = 1'-0"



7
A-6.00
PARKING STALL SINGLE LIFT
3/16" = 1'-0"



NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

PATRICK BUSTEED
ARCHITECT
AR32081

70 WAVE
DANIA BEACH, FL

R-1.00
11-30-20







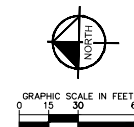


 NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

PATRICK BUSTEED
ARCHITECT
AR32081

70 WAVE
DANA BEACH, FL

R-1.05
11-30-20

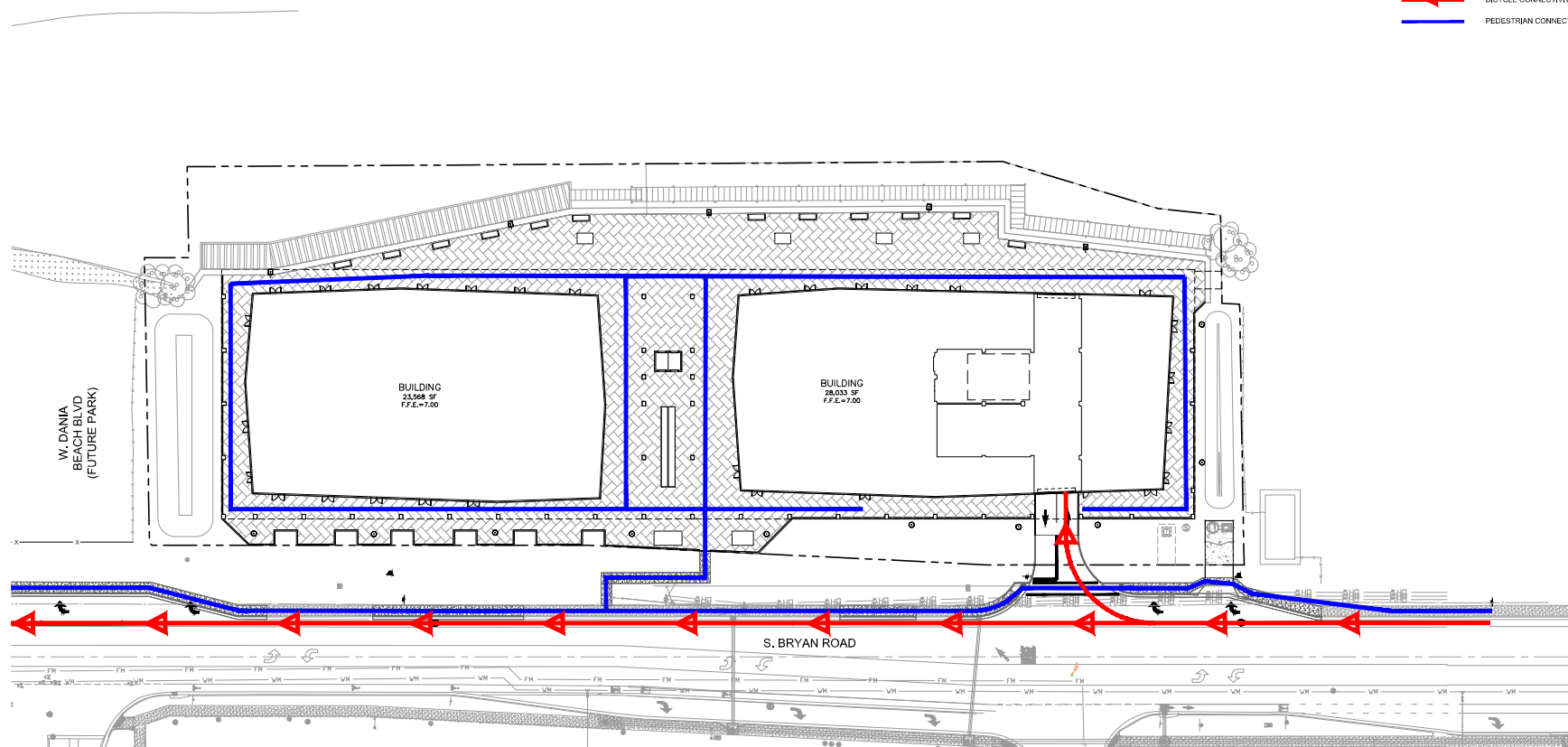


LEGEND



BICYCLE CONNECTIVITY PATH

PEDESTRIAN CONNECTIVITY PATH



Kimley»»Horn

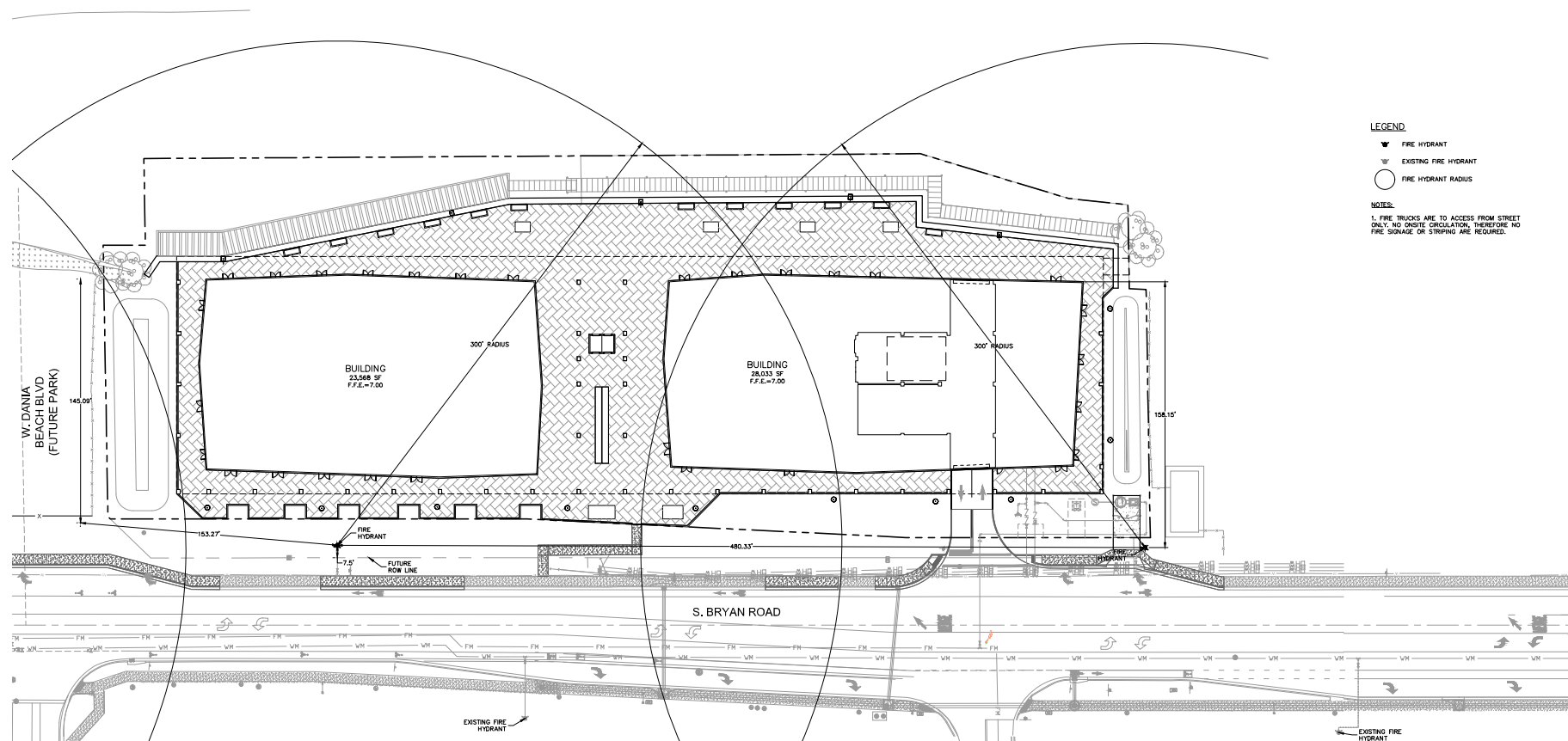
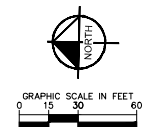
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

70 WAVE

BICYCLE, PEDESTRIAN, AND TRANSIT CONNECTIVITY EXHIBIT

SHEET NUMBER

CE-1



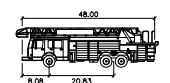
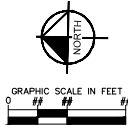
LEGEND

-  FIRE HYDRANT
 EXISTING FIRE HYDRANT
 FIRE HYDRANT RADIUS

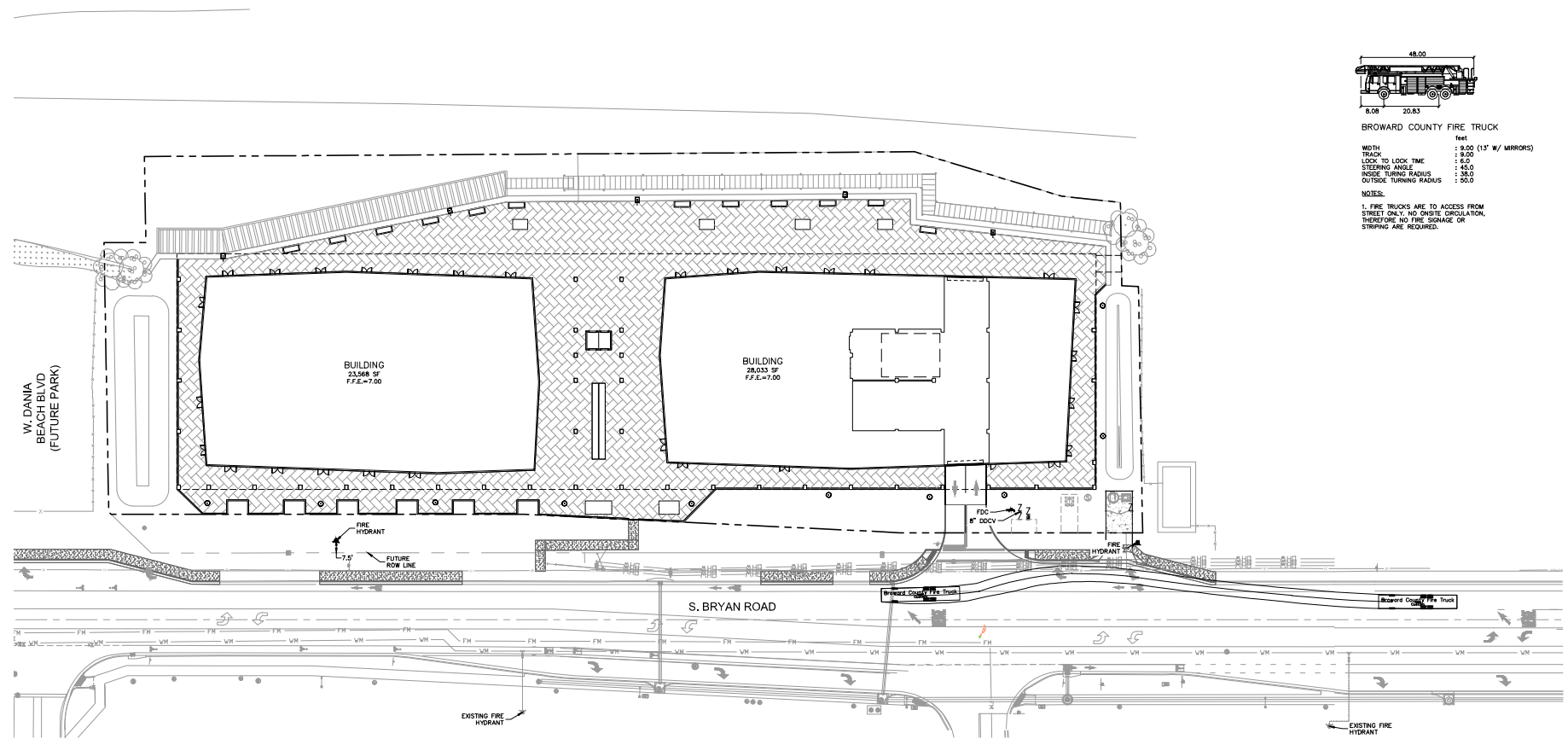
NOTES:

1. FIRE TRUCKS ARE TO ACCESS FROM STREET ONLY. NO ONSITE CIRCULATION, THEREFORE NO FIRE SIGNAGE OR STRIPING ARE REQUIRED.

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- BROWARD COUNTY FIRE TRUCK**
feet
- WIDTH : 48.00 (13' W/ MIRRORS)
 - TRACK : 9.00
 - LOCK TO LOCK TIME : 6.0
 - STEERING ANGLE : 45.0
 - INSIDE TURNING RADIUS : 38.0
 - OUTSIDE TURNING RADIUS : 90.0
- NOTES:**
1. FIRE TRUCKS ARE TO ACCESS FROM STREET ONLY. NO ONSITE CIRCULATION, THEREFORE NO FIRE SIGNAGE OR STRIPING ARE REQUIRED.



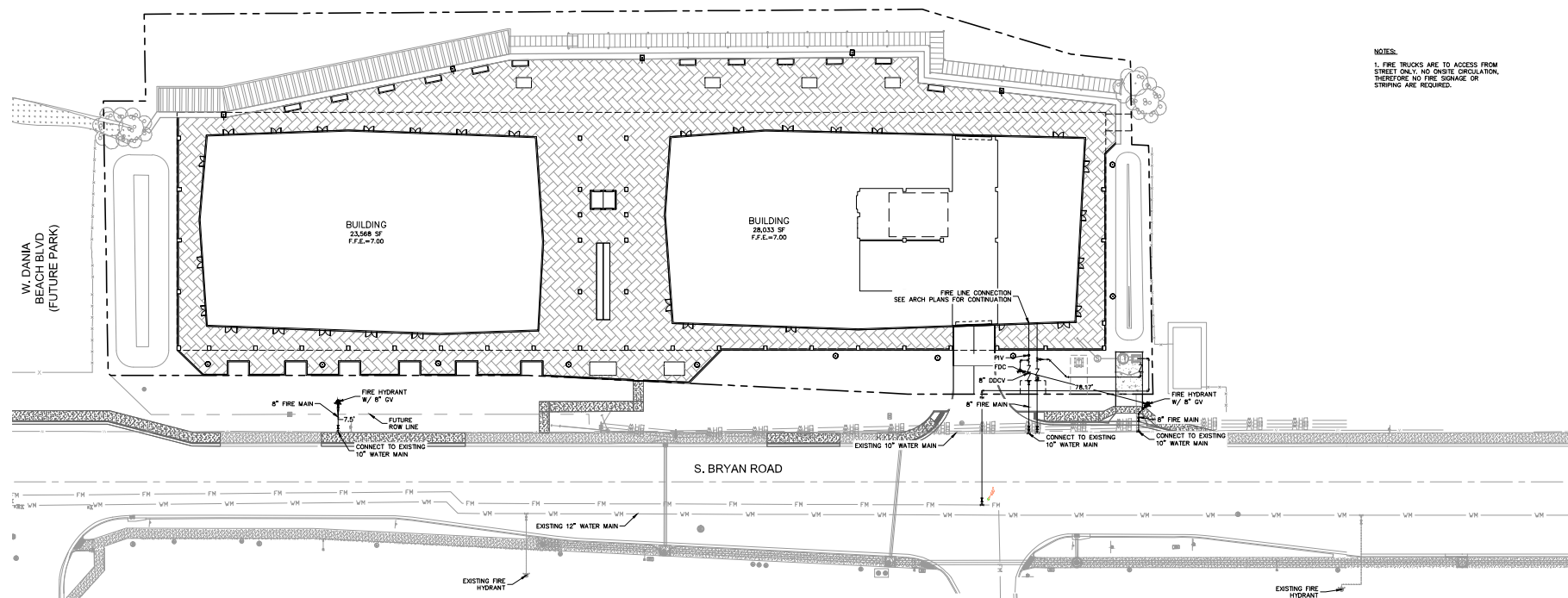
Kimley»Horn

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70 WAVE

FIRE TRUCK EXHIBIT

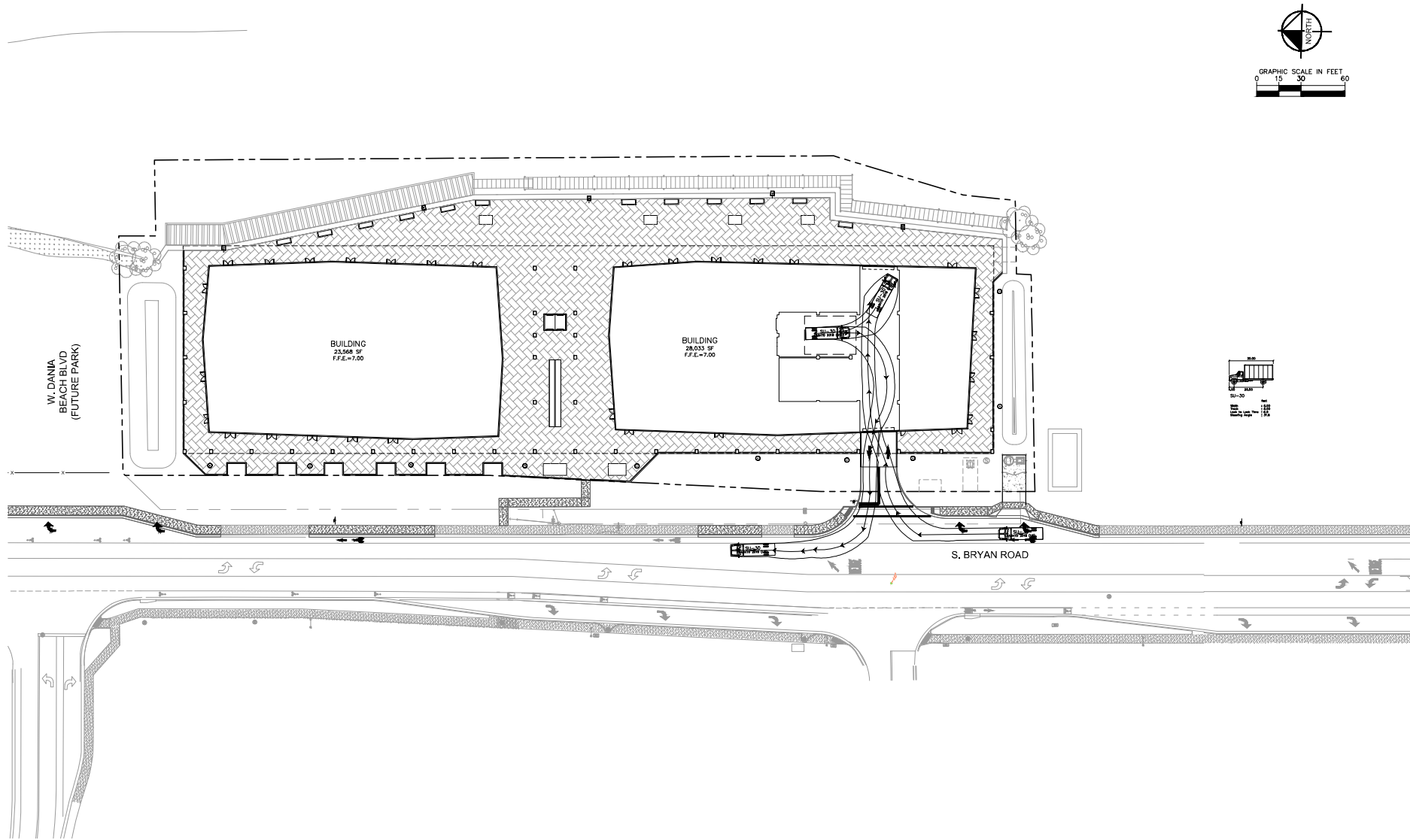
SHEET NUMBER
FT-1



NOTES:

1. FIRE TRUCKS ARE TO ACCESS FROM STREET ONLY. NO ONSITE CIRCULATION, THEREFORE NO FIRE SIGNAGE OR STRIPING ARE REQUIRED.

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Kimley»Horn

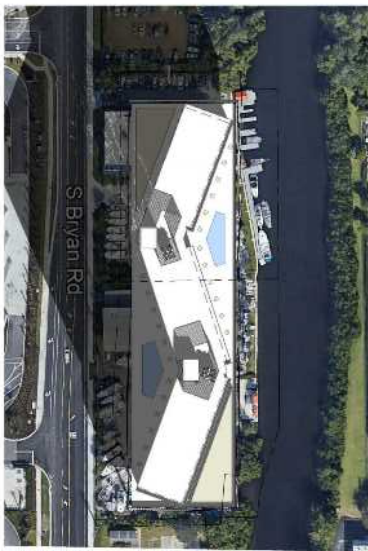
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70 WAVE

TRUCK ROUTING EXHIBIT

SHEET NUMBER

TR-1



1
SS-1.00
SB - DEC 21 10 AM SOUTH
1" = 80'-0"



2
SS-1.00
SB - DEC 21 12 PM SOUTH
1" = 80'-0"



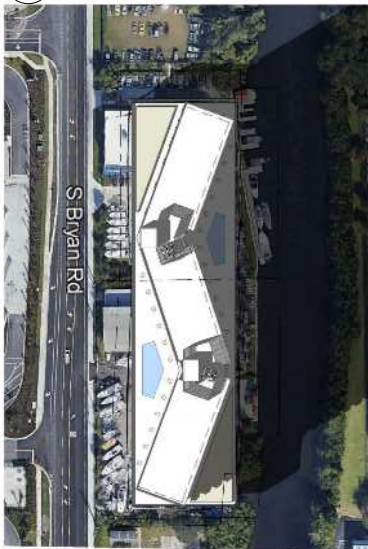
3
SS-1.00
SB - DEC 21 3 PM SOUTH
1" = 80'-0"



4
SS-1.00
SB - MAR 21 10 AM SOUTH
1" = 80'-0"



5
SS-1.00
SB - MAR 21 12 PM SOUTH
1" = 80'-0"



6
SS-1.00
SB - MAR 21 3 PM SOUTH
1" = 80'-0"



7
SS-1.00
SB - JUN 21 10 AM SOUTH
1" = 80'-0"



8
SS-1.00
SB - JUN 21 12 PM SOUTH
1" = 80'-0"



9
SS-1.00
SB - JUN 21 3 PM SOUTH
1" = 80'-0"



1 SB - DEC 21 10 AM
SS-1.01 1" = 160'-0"



2 SB - DEC 21 3 PM
SS-1.01 1" = 160'-0"



3 SB - MAR 21 10 AM
SS-1.01 1" = 160'-0"



4 SB - MAR 21 3 PM
SS-1.01 1" = 160'-0"





FIRE PIT



EGG HAMMOCK



WATER SPITTERS + LANDSCAPE



CONCRETE GRILLS



DAYBEDS + PLANTERS



DRINK RAIL



TUCCI CABANA



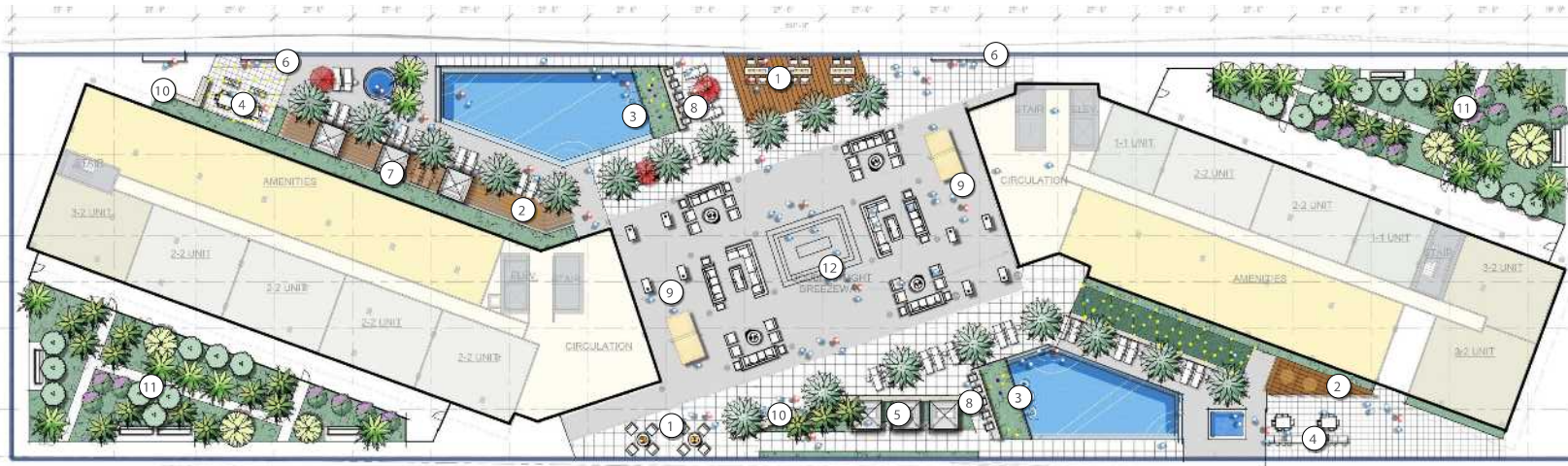
BARSTOOL SEATING



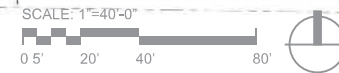
GAMES CENTRAL



SEAT WALLS



PLAN RENDERING



LEGEND

- ① FIRE PIT
- ② EGG HAMMOCKS - SUSPENDED FROM TRELLIS
- ③ WATER SPITTERS + LANDSCAPE
- ④ CONCRETE GRILLS
- ⑤ DAYBEDS + PLANTERS
- ⑥ DRINK RAILS
- ⑦ TUCCI CABANA
- ⑧ BARSTOOL SEATING
- ⑨ GAMES CENTRAL
- ⑩ SEAT WALLS (24" HEIGHT)
- ⑪ GARDEN WITH SEATING
- ⑫ BAR AREA

AMENITY DECK CONCEPT

DANIA BEACH, FL



PLAN RENDERING - MORNING POOL

SCALE: 1"=20'-0"



TRELLIS + SEATING AREA



EGG HAMMOCK



PERFORMANCE AREA



RAISED COLD PLUNGE

LEGEND

- ① FIRE PIT WITH MOVEABLE SEATING
- ② EGG HAMMOCKS - SUSPENDED FROM TRELLIS
- ③ WATER SPITTERS + LANDSCAPE
- ④ CONCRETE GRILLS
- ⑤ DRINK RAILS
- ⑥ TUCCI CABANA
- ⑦ BARSTOOL SEATING
- ⑧ GAMES CENTRAL
- ⑨ SEAT WALLS (24" HEIGHT), TRANSITION AREA
- ⑩ GARDEN WITH SEATING
- ⑪ BAR AREA
- ⑫ RAISED COLD PLUNGE
- ⑬ TRELLIS + SEATING AREA
- ⑭ PERFORMANCE STAGE
- ⑮ MORNING POOL (+/-2,050 SF)

AMENITY DECK CONCEPT

DANIA BEACH, FL

SEE MORNING POOL
PG. 2



PLAN RENDERING - EVENING POOL (NIGHT)

SCALE: 1"=20'-0"



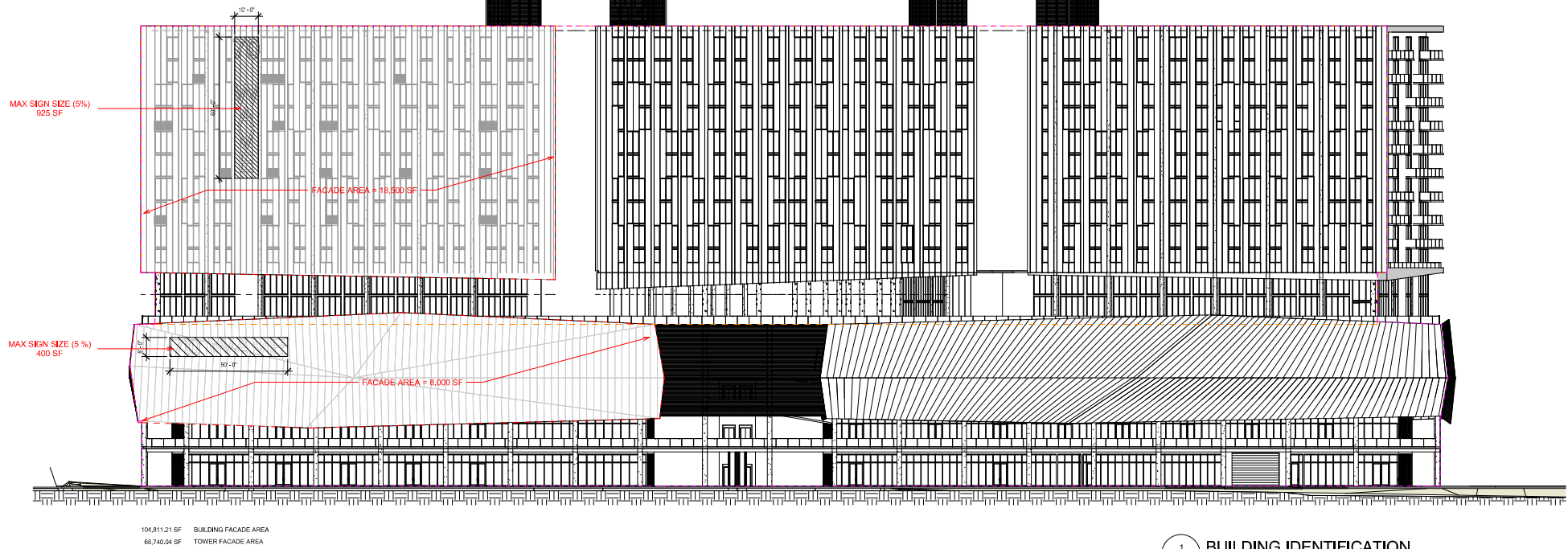
LEGEND

- ① FIRE PIT WITH MOVEABLE SEATING
- ② EGG HAMMOCKS - SUSPENDED FROM TRELLIS
- ③ WATER SPITTERS + LANDSCAPE
- ④ CONCRETE GRILLS
- ⑤ DAYBEDS + PLANTERS
- ⑥ BARSTOOL SEATING
- ⑦ GAMES CENTRAL
- ⑧ SEAT WALLS (24" HEIGHT), TRANSITION AREA
- ⑨ GARDEN WITH SEATING
- ⑩ BAR AREA
- ⑪ JACUZZI
- ⑫ BOCCE COURT
- ⑬ EVENING POOL (+/-1,450 SF)



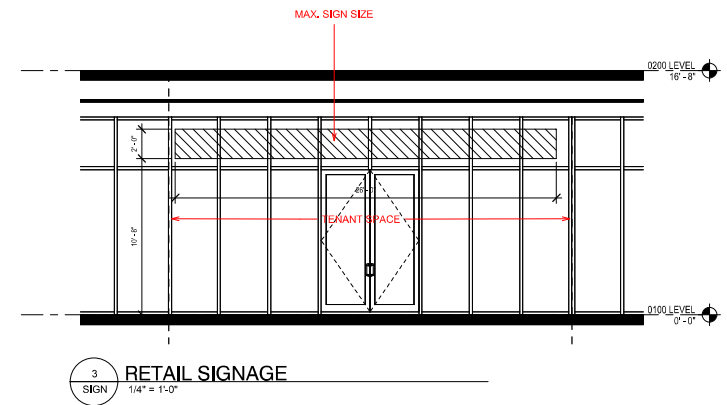
AMENITY DECK CONCEPT

DANIA BEACH, FL



1 BUILDING IDENTIFICATION
SIGN 1" = 20'-0"

BUILDING SIGNAGE:
ALUMINUM AND ACRYLIC BACKLIT CHANNEL LETTERS TO COMPLY WITH MAX SQUARED FOOTAGE ALLOWED. SURFACE MOUNTED WITH BRACKETS RETURN DEEP SIZE MAX 6".



Kimley-Horn & Horn, Inc. is a registered professional engineering firm in the State of Florida. The information contained herein is the property of Kimley-Horn & Horn, Inc. and is not to be used for any other project without the written consent of Kimley-Horn & Horn, Inc. The information contained herein is not to be used for any other project without the written consent of Kimley-Horn & Horn, Inc. The information contained herein is not to be used for any other project without the written consent of Kimley-Horn & Horn, Inc.

Kimley»Horn

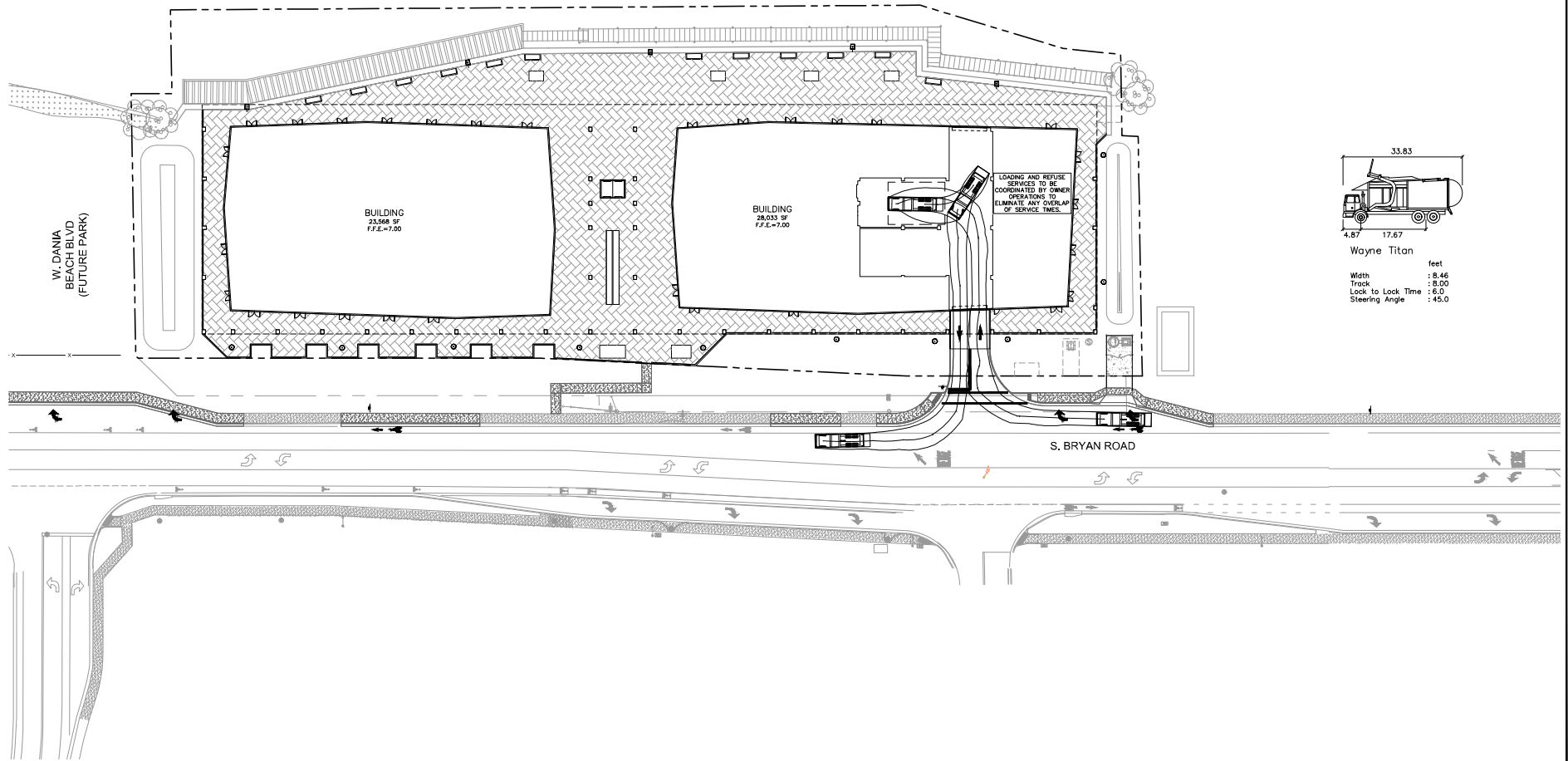
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PHONE: 772-794-4100
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70 WAVE

REFUSE TRUCK ROUTING EXHIBIT

SHEET NUMBER

RTR-2





24-20
62-19

PLAN
AT

E 70

AN ROAD
AN ROAD

FER
PROPERTY



BEACH
T. LOVE IT.

Feet
510 680





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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL 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: Please See Attached

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

Recorded Plat Name: _____

Folio Number(s): Please See Attached Legal Description: Please See Attached

Applicant/Consultant Legal Representative (**circle one**) Kimley-Horn and Associates, Inc - Jacob B. Lawson

Address of Applicant: 445 24th Street, Suite 200, Vero Beach, FL 32960

Business Telephone: 772-794-4100 Home: _____ Fax: _____

E-mail address: jacob.lawson@kimley-horn.com

Name of Property Owner: Please See Attached

Address of Property Owner: Please See Attached

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan for 70 WAVE

*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: 3.04 Gross Acreage: 3.37 Prop. Square Footage: see plan

Existing Use: Marina / Vacant Proposed Use: Mixed 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 Kimley-Horn and 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

RJ Marina Holdings LLC, owner as to 70 S. Bryan Rd.

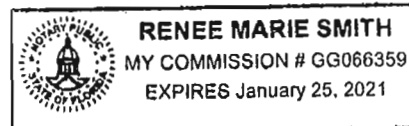
By: _____
(Owner / Agent signature*) **Roger Moore**

BEFORE ME THIS 19 DAY OF June, 2020

By:

Roger Moore
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of Florida)



Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

Is property owned individually, by a corporation, association, or a joint venture?
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 Kimley-Horn and 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

NV Marina Holdings LLC owner as to 50 S. Bryan Rd.

By: _____
(Owner / Agent signature*) **Roger Moore**

BEFORE ME THIS 19 DAY OF June, 2020

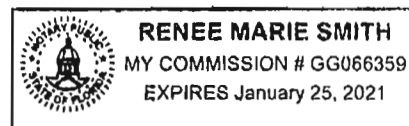
By:

Roger Moore
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida)



Personally known X 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.***

Attachment to Development Application – Dania Beach Marina Redevelopment Site Plan

NV Marina Holdings LLC	
Location Address	50 S. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	Clarke Subdivision (PB 101-32)
Folio Number	504233320010
Legal Description	Please see the attached legal description.
Name of Property Owner	NV Marina Holdings LLC
Address of Property Owner	50 S. Bryan Road, Dania Beach, FL 33004
Business Telephone	786-344-6032

RJ Marina Holdings LLC	
Location Address	70 S. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	To be Platted
Folio Number	504233000600 & 504233000611
Legal Description	Please see the attached legal description.
Name of Property Owner	RJ Marina Holdings, LLC
Address of Property Owner	70 S. Bryan Road, Dania Beach, FL 33004
Business Telephone	786-344-6032



70 Wave - Site Plan Narrative

Dania Beach Marina Corp, NV Marina Holdings LLC, and RJ Marina Holdings LLC ("Applicants") are proposing to construct a mixed-use development on approximately 5.79 gross acres of land generally located along the eastern corridor of Bryan Road between Stirling Road and Northwest 1st Street ("Project") in the City of Dania Beach ("City"). The Applicants are proposing to develop the Project with a mix of residential, commercial and office uses to improve the housing options and commercial opportunities within this area of the City in accordance with the goals, objectives, and policies of the adopted comprehensive plan. The proposed redevelopment is consistent and compatible with the existing and developing properties within the surrounding area and the City's Regional Activity Center ("RAC") land use designation. The Project is part of the overall PMUD-SL mixed use planned development zoning district.

The Applicants are submitting stand alone site plans for each of the two buildings. These will be referred to as 90 Wave for 90 N. Bryan Rd and 70 Wave for the combination of 50 and 70 S. Bryan Rd.



June 17, 2020

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

RE: 70 Wave – Fire Prevention Code Letter

Dear Mr. Zipoli:

This letter is to identify that the proposed watermain sizing, fire hydrant spacing, and fire hydrant locations for the subject project are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

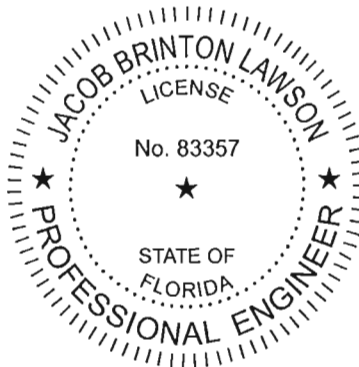
Please contact me at (772) 794-4110 or Jacob.Lawson@kimley-horn.com should you have any questions.

Sincerely,

Jacob
Lawson

Digitally signed by Jacob Lawson
DN: cn=Jacob Lawson, o=KHS, ou=KHS, email=jacob.lawson@kimley-horn.com
Date: 2020.06.17 14:36:33 -0400

Jacob B. Lawson, P.E.
Associate/Project Manager



K:\WRB_LDEV\147706000 Dania Beach Marina\ENG\Utilities (Wet)\FIRE FLOW\Fire Prevention Code Letter.docx



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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: July 2, 2020

Site Plan Application #: TBD

Name of Project/Development: 70 Wave

Address of Project/Development: 50 and 70 S. Bryan Rd, Dania Beach (50 and 70 S Bryan Rd being unified)

Owner/Agent: RJ Marina Holdings LLC and NV Marina Holdings LLC / Roger Moore

Design Professional of Record: Jacob B. Lawson, P.E.

Water Purveyor: City of Dania Beach

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

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is 1A 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

6/19/2020

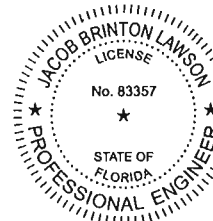
Signature Jacob B. Lawson
Design Professional of Record

Date

6/23/2020

Project Name: 70 Wave
 Project Number: 147706000
 Date: 6/17/2020

Dania Beach Marina Redevelopment Fire Flow and Hydrant Demand									
70 Wave	Building Type	Sub-Area sf	Total Area sf	Flow gpm	Sprinkled yes/no	75% Sprinkler Reduction ^{3,8} gpm	Minimum Required		
							Flow ⁴ gpm	Duration hour	Number of Hydrants
Floor 1 - 2 (Retail/Restaurant/Office/Residential Work Live Units) = 103,202 SF Floor 3-4 (Parking) = 157,218 SF Floor 5 (Residential Units, Amenities) = 25,739 SF Floor 6 (Residential Units) = 25,739 SF Floor 7 - 16 (Residential Units) = 356,070 SF	1A	667,968	667,968	6,000	yes	1,500	1,500	4	1
			-			-			
Notes and assumptions:									
1. Fire Flow Calculations per NFPA 1 Section 18.4.5.3 Buildings Other Than One and Two-Family Dwellings - 2015 Edition.									
2. Maximum Fire Hydrant Fire Flow Capacity from Table 18.5.4.3. All hydrants assumed to be within 250ft of the buildings.									
3. Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system (NFPA 18.4.5.3.2).									
4. Minimum required flow shall not be less than 1,000 gpm or greater than 2,000 gpm for 2 hours for buildings protected throughout by an approved automatic sprinkler system (NFPA 18.4.5.3.2 & NFPA 18.4.5.3.4).									
5. Florida Building Code (FBC) Building Type VB is equivalent to NFPA Building Type V(000).									
6. Florida Building Code (FBC) Building Type IIB is equivalent to NFPA Building Type II(000).									
7. All buildings to be protected throughout by an approved automatic sprinkler system.									
8. Required fire flow for open parking structures are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met: (1) The structure complies with the building code. (2) The structure is of Type I or Type II construction. (3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted. (4) The resulting fire flow is not less than 1,000 gpm.									



Jacob
Lawson

Expiry report by Jacob Lawson
 on 06/17/2020. License is valid through 06/17/2021.
 The Florida Board of Professional Engineers and
 Surveyors (FPE&S) is the authority on this matter.

Jacob B. Lawson, P.E.
 Florida License Number #83357

WATER SUPPLY FLOW TEST

Location: Dania Beach, FL

Static 60 psi Flow 1061 gpm Residual 48 psi Pitot 40 psi Date: 02/27/20

Nozzle Type: 1-2.5" Pollard Diffuser(s) Discharge Coeff: 0.90 Time: 9:30 AM

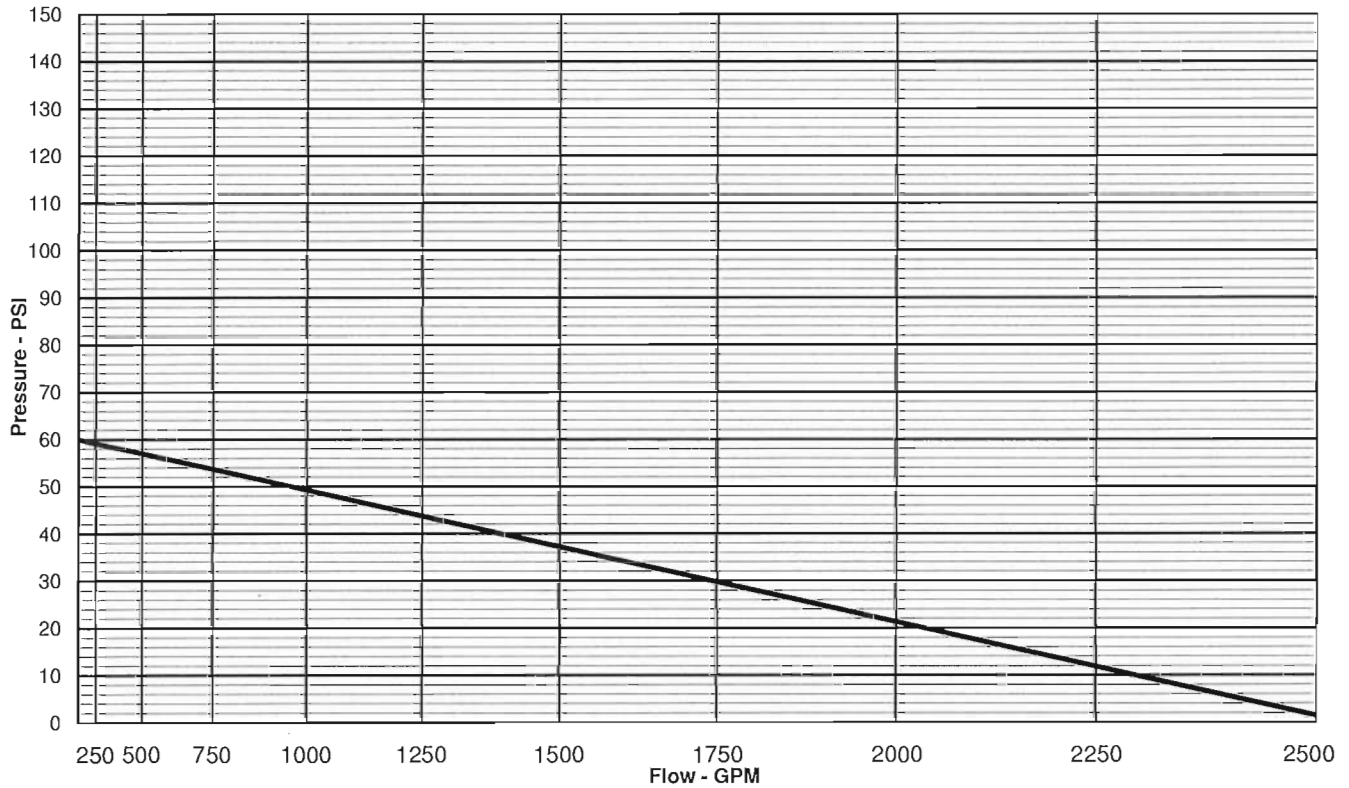
Gauge Location: Hydrant on the east side of S. Bryan Rd, approximately 204 feet south of NW 1st St. EST

Gauge Elevation: 4 ft. AMSL

Flow Location: Hydrant on the east side of S. Bryan Rd, approximately 470 feet south of NW 1st St.

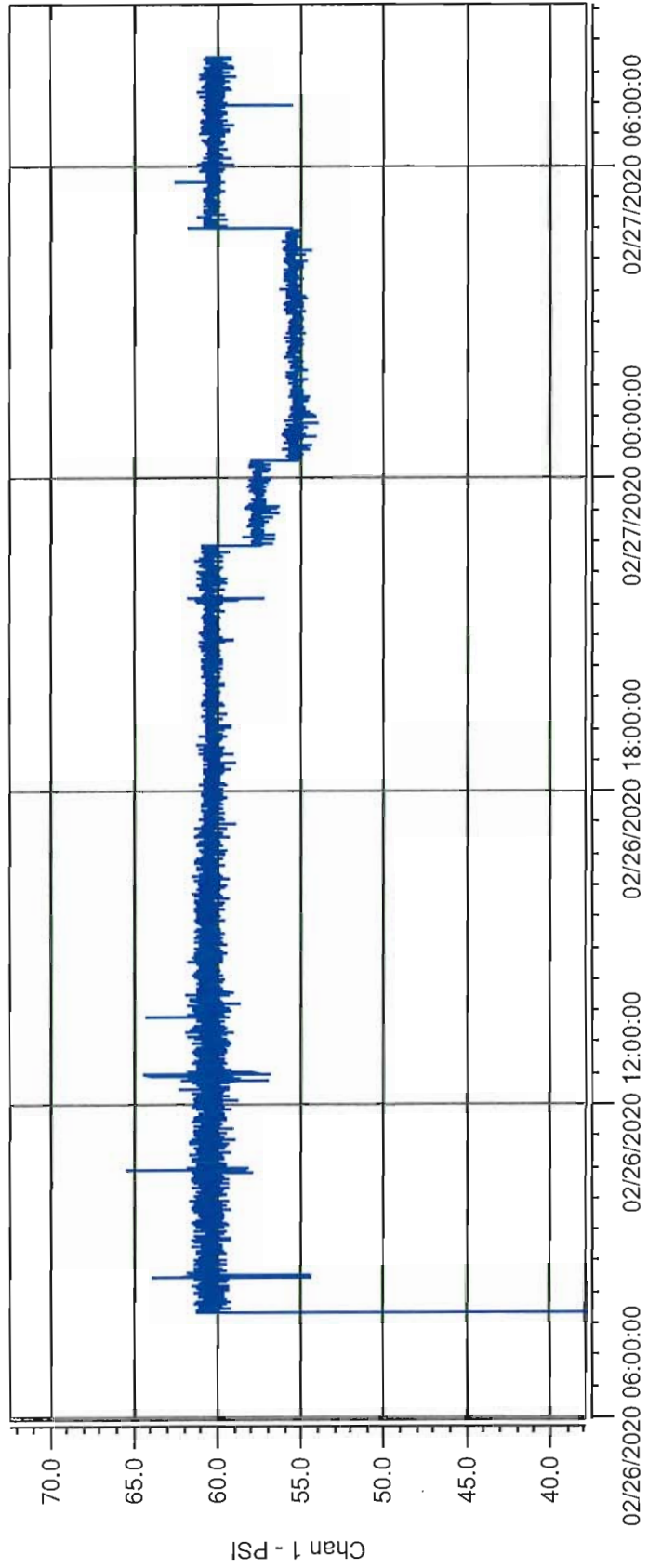
Test By: Chad A. Lueders Alternatives in Engineering, Inc.

Conferred With: _____



		Static	Residual	Residual	Residual
Hydrant Flow Rate	gpm	0	2034	2000	0
Available Pressure At Test	psi	60.00	20.00	21.23	





Data Date: 02/26/2020 05:56:56

Unit Tag: Pressure Logger

File: Dania Beach fl 022720.dat

Serial Number: 3404776B0



February 27, 2020
Revised June 29, 2020

Marjorie G. Craig, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: *Dania Marina –Transportation Mitigation Impact Fee Calculation*
Dania Beach, Florida
Kimley-Horn # 140432000

Dear Ms. Craig:

The following is a summary of the City of Dania's transportation mitigation impact fees associated with the apartment component of the future Dania Marina development. This phase of the development will consist of 760 high-rise dwelling units, 20,000 square feet of retail space, 16,000 square feet of general office, and 50,000 square feet of restaurant use.

Broward County's adopted PM peak hour trip rates were used to calculate the peak hour trips generated by the proposed apartment. The City's currently adopted Impact Fee Schedule indicates that the current traffic mitigation fee for properties within the City's Regional Activity Center (RAC) is \$21.26 per PM peak hour trip. Therefore, to calculate the Traffic Mitigation Impact Fee owed to the City, the number of PM peak hour trips was multiplied by the cost per PM peak hour trip. Table 1 summarizes this calculation for the proposed apartment and retail site. Please note that these trip generation rates are only used for the purpose of calculating impact fees and do not relate to the trip generation calculations for the Dania Marina entitlements.

Table 1: Dania Marina –Apartment Transportation Mitigation Impact Fees

Land Use	# of Trips/ Peak Hour (T/PH)	Trip Length Factor	Adjusted # of Trips/ Peak Hour (T/PH)	Cost Per Trip	Final Cost
760 High-Rise Apartments	281	0.88	247.28	\$ 21.26	\$ 5,257.17
20,000 square feet of General Commercial	217	0.65	141.05	\$ 21.26	\$ 2,998.72
16,000 square feet of General Office	48	0.77	36.96	\$ 21.26	\$ 785.77
50,000 square feet of Restaurant	495	0.65	321.75	\$ 21.26	\$ 6,840.41

SUMMARY

As determined herein, the City's Traffic Mitigation Impact Fee associated with the proposed Dania Marina site is \$15,882.07. Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this determination.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA00000696



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Christopher W
Heggen
2020.06.29
14:35:47 -04'00'



September 2, 2020

City of Dania Beach
100 W. Dania Beach Boulevard,
Dania Beach, FL 33004
Phone: (954) 924-6805

RE: SP-024-20 Dania Beach Marina (WAVE 70)

To Whom it May Concern,

Please accept the following responses to your comments concerning the above referenced project.

TRAFFIC ENGINEERING

Xavier R. Falconi, P.E.

Trip Generation – August 5 TIA

Comment) It is not a good practice to borrow relationships regarding AM peak pass-by capture rates published by ITE for fast food restaurants and apply them to the restaurant uses used here. Please remove all the AM peak pass by capture reductions for the restaurant uses, revise all the AM peak analyses in the future build condition, and revise the report consistent with the corrected volumes. No evaluation of future build AM peak conditions is possible until the analysis is done with the corrected volumes.

Response) *As discussed on our phone call on 8/26, we have provided additional reference material from the ITE Pass-By Trip Generation Handbook, 3rd Edition that was used in extrapolating an AM peak hour pass-by rate for the restaurant uses. As discussed, ITE does not provide data for pass-by rates for high-turnover sit-down restaurant or quality restaurant during the AM peak hour; however this does not mean that there is no pass-by during this time, only that data has not been published. In order to determine an appropriate AM pass-by rate, we have compared the ratio between AM and PM peak hour pass-by rates for fast food restaurant to the PM peak hour pass-by rate for quality restaurant and high turnover sit-down restaurant uses. The AM and PM peak hour pass-by rates for fast food restaurant were basically equal (49% in the AM peak hour and 50% in the PM peak hour); therefore, the pass-by rates for the quality restaurant and high turnover sit-down restaurant are expected to be the same in the AM peak hour as the rates published for the PM peak hour. There are a few other pieces of supporting evidence we have included for the*

necessity of providing AM peak hour pass-by reductions for the proposed restaurant space. The ITE rates for AM peak hour trips for Quality restaurant and High Turnover Sit-Down restaurant are 0.73 trips/ksf and 9.94 trips/ksf respectively. In the original submittal the proposed 50ksf of restaurant space was analyzed as Quality restaurant and after addressing the first rounds of comments half of it was changed to High Turnover Sit-Down restaurant in order to be conservative, considering there are no proposed tenants at this time. The AM peak hour trip generations for these two land uses differ by an order of magnitude. Based on the surrounding land uses found in Dania Pointe, and the proposed 90 Wave and 70 Wave sites operating as a mixed-use development we would expect that the actual trip generation for the restaurant space to generate trips closer to what would be expected from a Quality Restaurant. The 90 Wave & 70 Wave residential units and Dania Pointe visitors would likely generate much of the restaurant traffic and therefore would be either walkers or included as pass-by trips. We have included the ITE material related to pass-by rates for reference in Appendix C of the updated report.

Synchro Analyses

Comment) Please provide the existing PM peak Synchro analyses for all three offsite intersections. The included reports are the AM analyses with a different header. The three intersections are:

1. Stirling Road at Bryan Road
2. NW 1st Street at Bryan Road
3. Old Griffin Road at Bryan Road

Response) *The existing PM peak Synchro analysis has been corrected with the appropriate existing volumes and the report has been updated.*

Comment) Please revise the volumes for 2024 AM background for the analysis of Bryan Road at Stirling Road consistent with the volume development table.

Response) *The volume development table for AM background was incorrectly referencing committed developments from 150 S Dania and has been appropriately updated.*

Comment) Please revise the volumes in the AM analysis of the North driveway consistent with Figure 10.

Response) *The volumes for the north driveway have been revised in Figure 10 in the updated analysis.*

Comment) Please revise the volumes in the AM and PM analyses of the south driveway consistent with Figure 10.

Response) *The AM and PM future Synchro analysis has been updated to properly reflect those volumes shown in Figure 10.*

Report Body

Comment) The requirement to include 95th percentile queue lengths and turn bay capabilities in Tables 2-4 was ignored. Please add them.

Response) *The turn bay storage capacities and 95th percentile queue lengths have been added to the revised report. A section including analysis of these turn bays has also been added as well.*

Comment) In Figure 8, please revise the AM peak 2-way volume north of Stirling Road.

Response) *The volume shown in Figure 8 is correct and the 2-way volumes for background AM peak hour north of Stirling Road were correct, however, the volume development sheet had incorrectly referenced committed trips from 150 S Bryan and has been updated to the correct values.*

ENGINEERING

Mohammed Sharifuzzaman

TIER 1 COMMENTS

Comment 1) Provide R/W (width/dimensions), NVAL, R/W dedication, and all Easements information on all engineering plans and Site Plan. Call out right-of-way dedication on the engineering plans and site plan. Not satisfied. Indicate if the R/W is being dedicated with this application and development. Call out the plan accordingly. Call out proposed R/W instead of future potential R/W.

Response 1) *The ROW is being dedicated to the County as requested by the City at time of Master Plan Approval. This is shown on the Site Plan and is shown on the engineering plans as well. We have also called this out as proposed ROW in lieu of potential ROW.*

Comment 2) Provide offsite roadway improvements plans with sufficient details. City R/W permit shall be required for offsite improvements. Not satisfied. Proposed removal of muck within R/W may impact the existing underground utilities. Clarify how the existing utilities to be protected including WM, gas main and drainage pipes.

Response 2) *We have notes on the offsite plans requiring the contractor to protect the utilities during any excavation. The Contractor is responsible for means and methods of excavation and protection for such. This is*

exactly what we did for the previously permitted roadway drawings for the work completed with the City for the development across the street. This note is shown on the General Notes Sheet-3, notes 21-27. This was discussed during DRC Meeting on August 27th.

Comment 3) Provide site cross sections in engineering plans. Not satisfied. Provide the requested sections with sufficient details. Indicate muck removal, new cut & fill, etc. The offsite plans cross sections refer to onsite cross sections. The sections shall be provided along all sides of the site.

Response 3) Above ground cross sections have been provided. Per email from the City Engineer on 8-25, the underground information that the reviewer is looking for is now only required at building permit review as described per the City code.

Comment 4) Will there be header curb or 'D' curb along paver bricks? If so, please provide sufficient details on the plans. Not satisfied. Type D curb shall be required to prevent offsite sheet flow. Also, revise Type F curb to Type D curb to match offsite roadway plans.

Response 4) A D-curb has been provided as requested where reviewer was concerned with offsite flow and details updated to reflect it. The grading plan has been updated to show the intent that offsite flows will not shed below the 25 yr storm event. Finer/intricate grading will occur at time of engineering review and approval.

Comment 5) Indicate how the solid waste will be collected from the site? Provide a letter from solid waste management service company as applicable. Not satisfied. There is no trash facility for north building. It is not clear how the trash can be transferred to south building.

Response 5) We have coordinated with Choice Waste of Florida, Inc. and they have provided their letter of acceptance and ability to service our site based on our plans provided them and you. See exhibits included with this resubmittal that show that this works. Their letter is also included with this resubmittal package..

Comment 6) If a parking aisle requires access for emergency vehicles, garbage trucks or trucks moving to or from a loading area, that parking aisle shall be at least twenty-four (24) feet wide. (Section 265-110). Not satisfied. The proposed loading spaces and access may not be suitable for trucks operation.

Response 6) Please see included with this submittal the revised exhibits showing the west columns relocated at the head of the loading area so that the truck can better maneuver.

Comment 7) Please provide water and sewer availability letters from utility providers.

Not satisfied. Please submit the letters from City Engineer. The applicant will be responsible for Force Main modeling and upgrading of Lift Station #8 if required. Water and sewer service agreement shall be required.

Response 7) *These letters are included with this resubmittal. The analysis is a tier 2 comment agreed too at DRC meeting on August 27th and will be provided at time of design and permitting of the lift station.*

Comment 8) Please provide drainage report and calculations indicating storm water retention in project site. Min. Perimeter grade shall be at or above 25-year 72-hour design storm stage. Not satisfied. The submitted conceptual calculations are not satisfactory. Hydraulic Conductivity for exfiltration trench shall be based on existing site test results. Provide documentation or tests for drainage well capacity. Well discharge shall only start at elevation 3.50 feet NAVD. Exfiltration trench length shall be twice than required when used for quantity purpose (Water quality volume is 0.42 ac-ft). Provide updated conceptual calculations and drainage plans satisfying 25-year storm stage and perimeter berm requirement. The drainage well casing pipe top elevation shall be set at 3.50 feet NAVD to prevent backflow. Revise the drainage well structure detail accordingly. No detail provided for retention area drainage wells.

Response 8) *Per email from the City Engineer on 8-25, the complete drainage analysis will be provided at time of building permit review. Conceptual calculations and details have already been provided. We will provide calculations and design consistent with Broward County, SFWMD, City of Dania Beach and submitted signed and sealed Drainage Statement. Final Paving Drainage and Grading Drawings will be provided at said time.*

Comment 9) Comments for DDG: Not satisfied. Revise the Section for Utility Provider and Service. Lift Station is private. All utilities beyond the point of service are private facilities.

All parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. If double line to be utilized then DDG shall specify the requirement.

Response 9) *The DDGs have been updated for the utility section and the striping will be clearly delineated by a single line. Language from the DDGs has been updated to read as follows. UTILITY PROVIDER AND SERVICE Water and wastewater infrastructure service is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Dania Beach. Utilities are intended to be designed and developed as public private infrastructure connecting to public systems. Lift Stations are to be constructed as private stations. All utilities beyond the point of service are private facilities. Utility*

designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as follows:....

TIER 2 COMMENTS:

Comment 1) Additional comments may apply and will need to be addressed prior to Building Permit approval.

Response 1) Acknowledged.

Comment 2) Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable).

Response 2) This will be provided as necessary for engineering permit issuance.

Comment 3) In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.

Response 3) See offsite roadway plans included with this submittal.

Comment 4) Detail and complete engineering plans will be required prior to Building and R/W permit approval.

Response 4) Acknowledged.

Comment 5) Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.

Response 5) This will be provided as necessary for engineering permit issuance.

Comment 6) Show also all existing and proposed utilities on the landscaping plans for potential conflicts.

Response 6) This is shown.

Comment 7) Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV.

Response 7) This will be provided as necessary for engineering permit issuance.

Comment 8) All pavement markings shall be alkyd based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping.

Response 8) Acknowledged.

Comment 9) Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA).

Response 9) This is provided.

Comment 10) 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 10) This will be provided as necessary for engineering permit issuance.

Comment 11) Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

Response 11) This will be provided as necessary for building permit issuance.

LANDSCAPING

Jake Ripp

DDG Comments

Comment 1) Update Section (5)1. C-10 Canal Buffer to read that the trademarked Greenscreen.com will be utilized in situations where the potted trees/palms cannot be provided.

Response 1) This has been addressed.

Comment 2) Update the C-10 Canal requirements in the Exhibit 9: Buffer Summary Table to a requirement of 1 tree and 10 shrubs every 80 LF. This is half of the standard requirement of 1 tree every 40 LF.

Response 2) ***This has been addressed.***

Tree Disposition and Landscape Plan Comments:

Comment 1) Per Sec. 825-80 and Sec. 825-140(C), specimen trees shall be relocated if they cannot be retained in-place. Removal is only allowed if relocation is not feasible. all of the specimen trees proposed for removal are good candidates for relocation. Incorporate these trees into the landscape plan as relocated trees and update the disposition or provide adequate justification why these trees cannot be relocated.

Response 1) ***Response: All specimen trees located on 70 wave are to be relocated if not able to remain. See sheet L0.50 Tree Mitigation Plan – 70 Wave.***

Comment 2) The current total specimen tree appraisal value doesn't match the shown on the tree disposition table for specimen trees to be removed. Update accordingly. Note that this may change based on comment 1.

Response 2) ***The appraisal value and the tree disposition table have been updated accordingly.***

Comment 3) The Sec. 825-100(A)(5) 1.5 canopy mitigation multiplier should not be added to the canopy mitigation of category I or II invasive species. Include a total non-invasive canopy to be removed, the total non-invasive canopy to be removed with the 1.5 multiplier, total category II canopy to be removed (mitigated at a one-to-one rate), and the total category I invasive canopy to be removed (mitigated at 25% or .25 multiplier). Include the total canopy to be removed after all multipliers are added.

Response 3) ***Tree mitigation calculations have been broken down into the above categories to properly display how the total canopy removed was determined.***

Comment 4) Provide the formula used to calculate the specimen tree appraisal values. Include the nursery quotes used for the replacement cost.

Response 4) ***Formula is taken from Dania Beach Code 825.125.C.2 "Appraised Tree Value = Price of Replacement Tree × 2.7 × Size Factor × Health/Condition Factor × Location Score". A table showing appraisal calculation for each specimen tree has been included on sheet L0.50'***

Nursery Quotes:

Category 1A Tree (5.5" 16' HT Live Oak) - \$600

Replacement Palm (6' CT Min Sabal Palm) - \$100

Category 3 Tree (6' Ht Min Silver Buttonwood) - \$125

Comment 5) Silver buttonwoods are category 3 small trees and are given a canopy credit of 100 SF for mitigation purposes, not 300 SF which currently shown. Update the mitigation calculations accordingly.

Response 5) Tree mitigation calculations have been updated to show this, see sheet L0.50.

Comment 6) The landscape plan does not show existing trees 1232 or 1233 while the disposition plan shows them to be relocated. Clarify.

Response 6) This discrepancy has been corrected. Tree designations now match throughout the landscape set.

Comment 6) Update the renderings to match the proposed landscape plan.

Response 6) We have added a note in the DDGs below the first rendering provided after discussion was had with Jake Ripp on 9/1/2020. The note to be added says the renderings shown in the DDGs are conceptual only and that the City approved Landscape plans will govern.

Comment 7) The landscape plan does not show tree 1304 while the disposition plan shows it to be relocated. Clarify. This was likely misnamed as tree 1340.

Response 7) This discrepancy has been corrected. Tree designations now match throughout the landscape set.

Comment 8) Update the renderings to match the proposed landscape plan.

Response 8) We have added a note in the DDGs below the first rendering provided after discussion was had with Jake Ripp on 9/1/2020. The note to be added says the renderings shown in the DDGs are conceptual only and that the City approved Landscape plans will govern.

Comment 9) Provide the proper C-10 buffering in accordance with the updated DDG comments. If the trees cannot be provided due to spatial constraints, utilize the trademarked greenscreen to provide adequate buffering from the residential properties across the canal.

Response 9) Greenscreens have been provided to accommodate the lack of buffering. These will be 4' wide greenscreens, each accounting for 1 canopy per discussion with Jake Ripp (8/27/2020)

DRC 1st Zoning Review Site Plan

Corrine Lajoie

Site Plan Comments:

Comment 1) Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below. Per Section 635-50 the following information must be provided:
~~(A) The proposed title of the project and the name of the professionals who prepared each plan, including engineer, architect, landscape architect and the developer;~~
~~(B) The north arrow, scale and date;~~
~~(C) Existing zoning of the subject site and adjacent properties;~~
~~(D) Proposed changes in zoning to the applicant property, if any;~~
~~(E) Adjacent land uses and buildings within two hundred (200) feet of the property, including use and number of floors, dimensioned to property line of subject site;~~
~~(F) Legal description and net acreage;~~
~~(G) Location sketch of subject property in relation to surrounding area;~~
~~(H) Site boundaries clearly identified, dimensioned, and tied to section corners; Show on site plan. 2x time requested.~~

Response H) *This has now been clearly shown now based on conversations with Corinne and Eleanor on August 21st based on what we're looking for. Section corner is now shown on the site plan within the ROW.*

~~(I) Locations and dimensions of all existing and proposed rights-of-way and dedications, including ultimate right-of-way lines (if applicable), easements, property lines, streets, buildings, watercourses and water bodies, pedestrian areas, and other existing physical features in or adjoining the project, and their disposition (example: to be retained, demolished, modified, etc.);~~
~~(J) The location and dimensions of proposed setback lines; 2nd time requested.~~

Response J) *This has been corrected. See revised site plan.*

~~(K) The location and dimensions of proposed reservations for parks, playgrounds, open spaces and other common areas;~~
~~(L) The location, dimensions, bearings, and curve data of proposed streets, alleys and driveways;~~
~~(M) The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading~~

- areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas;
- (N) Photometric plan;
- (O) Location and dimensions of all proposed buildings, excavations, and structures to lot lines and to each other;
- (P) Conceptual preliminary drainage and grading plans and statement of proposed drainage systems and methods;
- (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each;
- (R) Separate landscape plan prepared in accordance with article 275, "Landscaping Requirements";
- (S) Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination;
- (T) All existing and proposed pedestrian walkways and bicycle paths;
- (U) Existing and proposed public transit routes, bus shelter locations and easements for such shelters, and proposed layout of rights-of-way, if necessary;
- (V) Proposed building floor plans and architectural elevations of all sides of all buildings and structures, including building height and finished floor elevations;
- (W) Type and location of mail receptacles;
- (X) Conceptual utilities plan, including all underground and above-ground improvements;
- (Y) The following computations: Show on site plan.
 - (1) Total gross and net acreage; Only "Site Area" is identified, not gross as required. 2x requested

Response 1)

We now show gross site area (measured to Centerline of all ROWs as discussed in DRC), site area, ROW dedication area, and net site area after ROW dedication as requested at DRC Meeting.

- (2) Proposed net and gross density, and number of dwelling units for site plans with residential components; Density is not identified on site plan. Sheet C-100. 2x requested.

Response 2)

Gross and net density is now show on the plan as requested at DRC Meeting. This is based on Gross and Net Density numbers mentioned above.

- (3) Total existing and proposed square footage of buildings and breakdowns by floor, use type, bay or tenant space, and dwelling unit, including required and provided minimum floor areas; Building square footage not provided on Site Plan, Sheet C-100. 2x requested.

- Response 3)** *These items are provided on the right hand side of the site plan as shown during our meeting with Corinne and Eleanor on August 21st.*
 (4) Area devoted to vehicular use areas (roadways, aisles, parking); Only "ground" area identified. 2x requested.
- Response 4)** *This was previously provided, but not in logical location on the plan. We have added this value under the lot coverage data section for ease of finding. This was discussed in our August 21st meeting with Corinne and Eleanor.*
 (5) Gross project area allocated for common open space; Non provided. 2x requested.
- Response 5)** *Per DRC Meeting on 8-27, we were asked to include the Open space located on the amenity deck. Gross open space and net site area open space is now shown. Gross open space includes the offsite streets where Net site area open space does not. The open space from the amenity deck is included in both numbers. Open space is specifically defined within the DDGs.*
 (6) Lot coverage by roofed structures;
 (7) Pervious and impervious surface area, also expressed as a percentage of the site area;
 (8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted; Provide calculations to ensure compliance.
- Response 8)** *The parking requirements are now clearly provided in the DDGs and the site plan has been updated accordingly to clear up the confusion. The relevant Code sections are now referenced within the DDGs. Warranted parking ratios are based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All parking required for this establishment is met by the required ratios within the DDGs and on the Site Plan.*
 (9) Minimum lot area, width and depth required and provided;
 (10) Minimum yard setbacks or specific build-to lines required and provided; Dania Beach Boulevard required setback = 14' per proposed DDG. Revise Sheet C-100 accordingly.
- Response 10)** *This has been corrected and provided.*
 (11) Maximum and minimum (if applicable) required and

- proposed building height;
 (12) Minimum floor area required;
 (13) Adjacent zoning and existing land uses;
- Response 13)** *Per DRC Meeting with Corinne and Eleanor on 8-21, we were asked to show the land use designation at RAC. This is now corrected.*
- ~~(Z) Traffic circulation and pavement marking plan (may be shown on site plan sheets);~~
- ~~(AA) Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phases of the project;~~
- ~~(BB) For properties under consideration for rezoning to PRD-1, a document detailing development standards and criteria (i.e., building height, setbacks, density, lot area, landscaping, parking, open space, lot coverage, sign regulations, etc.);~~
- ~~(CC) Color site plan elevations and renderings for meeting presentation purposes;~~
- ~~(DD) If necessary, written authorization to reproduce any documents accompanying site plan submittals from the applicant, agent, architect, landscape architect, engineer, attorney, etc.~~
- Comment 2) — APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.
- Comment 3) — Must submit application, application fee, justification statement based on criteria identified in the LDC, and any other documentation necessary for all Variances, Special Exceptions, Waivers, Design Variations, etc needed for the project at time of Site Plan Submittal. Failure to do so will result in delay of the project.
- Comment 4) TIER 1 - PLATTING: Application is being processed.
- Response 4)** *Waves at Dania Beach Plat has been resubmitted and submitted to the County. Letter determination is also attached to this resubmittal of the requirements for the platting process from the County.*
- Comment 5) SCHOOLS: Obtain a SCAD report from Broward County School Board regarding school impact fees. 2 x requested.
- Response 5)** *These letters have been provided to the City and are submitted with this resubmittal.*

Comment 6) ~~RIGHT-OF-WAY: Identify if R-O-W dedication is required. ROW dedication of 23'-xx" is provided.~~

Response 6) *Dimensions are now provided in the site plan and language will be provided as necessary at the required time.*

Comment 7) ~~TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peak trips.~~

Comment 8) TIER 1 - UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected demands prior to public hearing. 2x requested.

Response 8) *These letters have been provided to the City and are submitted with this resubmittal.*

Comment 9) ~~IMPACT FEES: Impact fees that will be required for the project are required at time of building permit issuance.~~

Comment 10) SIGNS: Provide copy of all signs for compliance review. Provide proposed square footage of building identifications sign to insure compliance.

- ~~• Provide dimensions of maximum tenant signage.~~
- ~~• Provide detail of any proposed monument and/or directional signage proposed.~~
- The proposed DDG does not identify any regulations regarding Building identification signage. Therefore, any building identification signage proposed will be reviewed against the City's LDC.
- No dimensions are provided for the proposed building identification signage on Sheet Sign. Provide proposed dimensions to ensure compliance.

Response 10) *Please see updated language in the DDGs. Please see signage plan in resubmittal. The language of the DDGs diverts us to code unless otherwise noted in the DDGs. Building Identification maximum percentage is already addressed in the DDGs.*

Comment 11) The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2x requested.

Response 11) *This is in process and will be provide to the City at time of building permit.*

Comment 12) TIER 1 - PARKING: Per the proposed DDG, Section (9) provides Off-Street Parking Ration but Sheet C-100 utilizes Shared Parking provisions per the City's LDC. Clarify which regulations the project will be using. ~~States parking ration per LDC, Section 265-50, which requires parking based on number of bedrooms. Provide parking calculations on site plan identifying the different requirements for each unit type to ensure compliance.~~

- When calculation Share Parking, unclear where Base Line Provisions/Gross Demand numbers come from. Provide clarification.

Response 12) *The parking requirements are now clearly provided in the DDGs and the site plan has been updated accordingly to clear up the confusion. The relevant Code sections are now referenced within the DDGs. Warranted parking ratios are based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All parking required for this establishment is met by the required ratios within the DDGs and on the Site Plan.*

~~**Comment 13)** —LOADING: Provide dimensions to ensure compliance.~~

Comment 14) TIER 1 - USE: Density? Proposed density exceeds High Rise units available in the RAC. Conversion is required prior to public hearing.

Response 14) *The conversion request was made by the City and is in process, per email from Corinne Lajoie.*

Comment 15) Provide minimum bicycle parking requirements identified in Section 265- 51. ~~Must confirm required parking is met before bike compliance can be determined.~~ Break down parking requirement for residential and non-residential to calculate required bicycle parking. 2x requested.

Response 15) *This is now provided on the site plan. Requirement for such is in the DDGs.*

~~**Comment 16)** —ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in~~

~~Section 220-60. Identify how equipment will be screened from view. Identify on plans.~~

Comment 17) ~~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.~~

Comment 18) PARK IMPACT FEES: Per Resolution No. 2015-071, \$1,825.00 per Single Family/Townhouse dwelling, \$1,364.00 per Multifamily Dwelling, \$1,140.00 per Mobile Home must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. Therefore, \$433,200 (380X1140) is due at issuance of a building permit.

Response 18) *Impact fees will be paid at time of permitting.*

Comment 19) RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. Kimley-Horn Traffic Impact Analysis dated 6/6/20 identifies 425 PM Peak Hour Trips. Kimley-Horn Transportation Mitigation Impact Fee Calculation dated 6/29/20 identifies 1,041 PM Peak Hour Trips. Clarify. It also identifies 747.56 "Adjusted # of Trips". Therefore, \$22,131.66 (1041 x \$21.26) is due for each prior to issuance of a building permit.

Response 19) *Acknowledged. The RAC letter has been provided. The RAC letter is still consistent with the comment above and the latest approved traffic study by the City consultant.*

Comment 20) TIER 1 - Must upload latest revised set of plans on disk prior to going to public hearing.

Response 20) *Acknowledged. This is now an electronic submittal. Hard copies of the site plan application documents have been provided to the City. A Disk has been provided to the City.*

Comment 21) ~~For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150' of the~~

subject property boundaries.

Comment 22) TIER 1 - The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property. Please provide acknowledgement and/or documentation of any public outreach. 2 x requested.

Response 22) *Applicant met with NW Byrd Pointe Civic Association on August 20, 2020. Eleanor of City of Dania Beach Community Development were present. Applicant will be having ongoing conversations with the Association and Residents.*

Comment 23) ~~For any building 5 stories or greater, provide a shadow study identifying how adjacent properties will be affected overlaid on an aerial photo. Revise to show the entire shadow cast, especially to the east.~~

Comment 24) TIER 1 - Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing. 2 x requested.

Response 24) *Email Approval was provided by Xavier Falconi, reviewer of the traffic, to Corinne Lajoie on 8/31/2020.*

Comment 25) TIER 1 - Applicant must obtain statement from City Engineer, stating that adequate water supply exists for this project. 2x requested.

Response 25) *These letter have been received and provided to Corinne and with this resubmittal.*

Comment 26) For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

Response 26) *This will be provided at time of permitting.*

Comment 27) For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.

Response 27) *This will be provided at time of permitting.*

- Comment 28) TIER 1 - Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing.
- Response 28) Resolution will be provide 4 weeks prior to commission hearing as requested at DRC Meeting.**
- Comment 29) TIER 1 - Must provide mailing list and labels for property owners within 450' of the development site to Community Development, consistent with regulations identified in the City's Code of Ordinances, Chapter 28, Section 610-30. The labels are needed 30 days prior to public hearing, information must be no older than 60 days. The City will prepare and mail the notices.
- Response 29) This was provided to the City on August 18th to Ibel Larios.**
- Comment 30) ~~Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.~~
- Comment 31) TIER 1 - Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.
- Response 31) This has been provided as discussed during DRC on August 27th. Please provide the documentation for the signage and the applicant will post the signage by the appropriate posting date of September 29th for the October 13th Commission hearing.**
- Comment 32) Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. 2 x requested.

Response 32) *This will be provided at the necessary time.*

- Comment 33) PUBLIC ART PROGRAM: Per O-2019-025, New development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city.
- a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or
 - b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines.

Response 33) *Applicant will comply with the ordinance at the appropriate time.*

Comment 34) ~~Two parcels must submit two separate applications for site plan review.~~

Comment 35) ~~Per Section 280-40 reduce light levels on east property line not to exceed 0.5 foot candle on the east property line. Extend light measurement for entire length of east property line.~~

Comment 36) ~~Per Section 265-140(B) no column shall be located within 3' of the entrance of a parking space. Identify where in the proposed DDG this regulation is addressed.~~

- Comment 37) ~~Reduce intensity of the project as follows:~~
- ~~• eliminating tandem parking in parking garage to provide single parking space instead of double~~
 - ~~• Reduce drive isles in parking garage to 22'~~
 - ~~• Remove 1 floor of retail~~
 - ~~• Remove 3 floors of residential~~

2nd time requested

Comment 38) — ~~Sheet List table on Cover Sheet is incomplete. Revise accordingly.~~

Comment 39) — ~~Add landscaping to recreation deck.~~

Comment 40) — ~~Provide building elevation with materials identified.~~

Comment 41) See below regarding edits to the proposed Development Design Guidelines.

- ~~Page 4, "This cross-access easement is not intended to be a designed amenity such as a continuous boardwalk or waterfront feature.~~
- ~~Page 10 provide clearer graphics so that the dimensions can be read.~~
- ~~Page 16 reduce the maximum density allowed.~~
- ~~Page 17 change Minimum Dania Beach Boulevard setback to 15', same as NW 1 Street.~~
- ~~Page 17 "The District 1 buildings will be separated by the public right of way in Dania Beach Boulevard or potential future pedestrian area and setbacks identified in Section (5) above."~~
- ~~Page 17 reduce the maximum building height.~~
- ~~Page 19 "The operator must possess a valid city Certificate of Use, and local business tax receipt for a valet service."~~
- ~~Page 19 "No excessive stacking shall exist when vehicles stacked for valet drop-off or pick-up extend into any drive aisle and impede the flow of routine traffic."~~
- ~~Page 21 SITE LIGHTING—identify maximum light spillage of 0.5 foot candle when adjacent to residentially zoned or used land.~~
- ~~Page 22 "Charging stations may be provided for a **percentage** of parking spaces within the garage." Identify what this maximum percentage is.~~
- ~~Page 22 "Pedestrian areas along Bryan Road shall include canopy trees which provide shade and aesthetic enhancements without conflicting with vehicles or pedestrian movement, awning, balconies, paving or signage."~~
- ~~Page 23 Exhibit 9 change minimum width from "None" to match street section shown on page 10.~~
- ~~Page 25 CITY OF DANIA BEACH REVIEW PROCESS—delete the 4 conditions. Should follow the Major/Minor deviations as identified in Section 340-40(D).~~
- ~~Page 17 – (9) Change to read "... a minimum of 1 foot only. The application thereof is at the discretion of the Community Development Director."~~
- ~~Page 18 – Exhibit 6, Bicycle Parking; must breakdown parking required for residential and non-residential to calculate required bicycle parking for project.~~

- Page 18 – “Service areas shall be located outside of a public roadway and where practical, off of private drives, and...”
- Page 23 – Sign and Design Standards (2) of the DDG provides no detail regarding Building Identification Signs. Failure to identify on DDG will result in the City’s LDC regulations being applied.
- Add a section to DDG to discuss noise mitigation to protect residential neighborhood to the east.
- Provide strike-thru/underline version of DDG for staff review.

Response 41) *These have all been addressed. Additionally, Building Identification maximum percentage is already addressed in the DDGs.*

Comment 42) Per section (10) of the proposed DDG, Valet Operator must possess a valid City issued Certificate of Use and BRT for the valet service prior to operation.

Response 42) *The DDGs have been updated to reflect this.*

Comment 43) In “Robust Parking and Mobility Demand Management Plan, the following statement is made, “Valet Parking will count with 42 staging spaces for drop-off, 9 spaces for pick-up and 7 spaces for shared-ride operations.” Clarify that this is true for each building, Wave 70 and Wave 90.

Response 43) *This is true for both buildings. The Plans already show this distinction.*

Comment 44) Sheet A-3.00, clearly identify location of property line.

Response 44) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 45) TIER 1 – South building shows a 9’4” setback from west property line on Sheet A-300; Sheet C-100 shows 21.9’ setback. Revise drawings and data table accordingly.

Response 45) *All setbacks and property lines have been addressed in*

accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.

Comment 46) TIER 1 - North building shows a 9'4" setback from west property line on Sheet A-300; Sheet C-100 shows 21.9' setback. Revise drawings and data table accordingly.

Response 46) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 47) TIER 1 - South building shows a 12' setback from west property line on Sheet A-300; Sheet C-100 shows a 26' + setback. Revise drawings and data table accordingly.

Response 47) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 48) TIER 1 - Sheet A-300 Shows 12'11" setback from north property line; Sheet C-100 shows a 54.8' setback. Revise drawings and data table accordingly.

Response 48) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 49) TIER 1 - Sheet A-300 shows 12' setback from south property line; sheet C-100 shows 15' – 27.4'. Revise drawings and data table

accordingly.

Response 49) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 50) TIER 1 - Sheet A-300 shows 11'11" setback from east property line for north building; Sheet C-100 shows 11'7" to seawall not property line. Revise drawings and data table accordingly.

Response 50) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 51) TIER 1 - Sheet A-300 shows 12' setback from east property line for south building; Sheet C-100 shows 42.6' – 0'. Revise drawings and data table accordingly.

Response 51) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 52) TIER 1 - 13 doors are shown along east building elevation onto "Pedestrian Area". Identify noise mitigation methods proposed to reduce noise traveling to neighborhood to the east.

Response 52) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 53) The Master Development Plan on page 9 of the DDG shows a pedestrian cross access easement. Prepare easement language for the City Attorney's Office to review before recording it in Broward County Public Record. Must be reviewed and recorded prior to issuance of a building permit.

Response 53) *This will be provided at time of permitting.*

Comment 54) On Sheet A-5.00 identify location of east and west property lines.

Response 54) *All setbacks and property lines have been addressed in accordance with the requirements of the DDGs and these comments to clear up the confusion. Property Lines are now shown the applicable Arch sheets, but all dimensioned setbacks live on and are governed by the site plan to eliminate duplication of information and cause possible miscommunication of information.*

Comment 55) TIER 1 - Improvements are shown on land owned by SFWMD. Revise application to include SFWMD as property owner and signatures on the application.

Response 55) *The building improvements are all located on property owned by the Applicant. The boardwalk areas will be permitted through SFWMD and will be finalized prior to building permit being issued for the canal boardwalk improvements. The permits from SFWMD can be a condition of the Resolution approving the site plan.*

Comment 56) Applicant indicates design to improve West Dania Beach Boulevard ROW as a park.

- Provide detail of proposed improvements.
- Identify how public will access the park.
- Additional parking for park may be required.
- Identify continuous pedestrian connection on east and west side of the project between the park and NW 2 Street bridge.
- Incorporate boat ramp for official public use only (not public).

Response 56)

- *Applicant provided a conceptual plan showing the proposed park layout. A portion of the park is on right-of-way owned by Broward County and we have asked the City to begin the dialogue with the County to have that portion of the right-of-way transferred to the City so the City has*

- permitting control over the proposed park improvements.*
- *The proposed park may be accessed via the boardwalk between the 90 and 70 Wave projects or by the sidewalk located along Bryan Road. It is not expected to be a park that people will drive to and require parking.*
- *This is intended to be a passive park accessed by neighborhood or guests visiting the nearby developments.*
- *A continuous pedestrian connection is provided via the boardwalk along the canal and the sidewalk along Bryan Road.*
- *A boat ramp is not currently planned in the drawing as the canal is able to be accessed by officials at other locations in the vicinity. That said, the applicant will consider adding a boat ramp for official use after evaluating the financial and environmental impacts of an additional boat ramp.*

Comment 57) Parking Calculations: Proposed by DDG/SP LDC Requirements
 Residential – 450.5
 696 Commercial – 66.66
 Office – 53.33
 Restaurant – approx. 750
 TOTAL REQUIRED = 1,321

Response 57) *The parking requirements are now clearly provided in the DDGs and the site plan has been updated accordingly to clear up the confusion. The relevant Code sections are now referenced within the DDGs. Warranted parking ratios are based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All parking required for this establishment is met by the required ratios within the DDGs and on the Site Plan.*

Notes:

- *Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.*
 - *Per conversation with City. Our application fee has been calculated as consistent with email on date 6-15-2020 as well as the review process starting back at review 1 as the initial review as considered incomplete due to COVID-19. Per coordination with Corinne LaJoie on 6/15/2020, it was agreed that the site plan fees initially paid for*

the site plan applications was more than the amount required to separate the site plan. Any excess funds would be moved to cost recovery and returned to the developer if not needed.

- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
 - **Acknowledged.**
- 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.
 - **Acknowledged. See previous response to comments.**
- Prior to submittal of a building permit, please contact the Building Official (954-924- 6085 X3650 to schedule a pre-application meeting.
 - **Acknowledged.**
- IMPACT FEES: Impact Fees that will be required for the project are required at time of building permit issuance.

Should you have any additional questions please do not hesitate to contact me at (772) 794- 4110.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jacob Lawson, P.E



CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

August 10, 2020

Jacob B. Lawson, P.E. Associate/Project Manager
Kimley Horn
445 24th Street Suite 200
Vero Beach, FL 32960

RE: Water, Sewer, and Reclaimed Water Capacity Inquiry 70 Wave project

Dear Mr. Lawson;

Per your request, we have evaluated water and sewer services for the 70 Wave project. Water and sewer demands are indicated to be 122,880 GPD (gallon per day) for each building.

Our review determined that the city currently has the capacity to provide water and sewer services for the development mentioned above. **The city will reserve 122,880 GPD for this development upon the payment of the impact fees.** This determination has been made based on the following:

- The city's water treatment plant capacity is 5.04 MGD, while demands average is 2.3 MGD
- Raw Water supplies are 2.58 MGD at present, with demands of 2.3 MGD
- High service pumping capacity is 12.5 MGD
- A 12-inch water main is adjacent to this development. The developer must perform a fire hydrant test and provide the results to the city to verify sufficient capacity in this main. The developer will be responsible for looping if needed.
- Wastewater service is available via force main adjacent to this development. The city has adequate capacity in the Hollywood treatment plant for processing the wastewater.
- You have proposed an onsite lift station instead of connecting a gravity main across Bryan Road. Since the lift station will only serve this development, the developer must retain the ownership and maintenance responsibilities for the lift station.
- Please evaluate the 4-inch sewer force main as this may be limiting. You will also need to model the force main system to ensure your system can pump into the force main without impacting other customers. If your project affects other customers, you will be responsible for pump upgrades for lift station 8.
- Reclaimed water is not available in the city.
- You will need an appropriately sized meter (upon which the impact fees are based on commercial units), as verified by plumbing calculations.



CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

WATER METER SIZE	METER TYPE	MAXIMUM FIXTURE UNITS	PEAK MAXIMUM VOLUME- AWWA
5/8-3/4	Displacement	25	20 GPM
1	Displacement	45	50
1.5	Displacement	100	100
2	Compound	225	160
3	Compound	500	320
4	Compound	750	500
6	Compound		1000
8	Compound		1600
10	Turbine		2900
12	Turbine		4300

NOTE: No irrigation demands were submitted as a part of the request. The city is no longer issuing irrigation meters due to limitations on raw water supplies. Irrigation demands need to be met with customer-provided irrigation wells, or Florida friendly plants that require no irrigation.

If needed, cost-recovery for city procured engineering review services will be charged for review, inspection, and other required items to provide utilities and engineering related services.

Should you have any questions, please feel free to contact me.

Sincerely,

D. Ozaydin

Dincer Ozaydin, Deputy Public Services Director/City Engineer

CC: Fernando Rodriguez, Public Services Director
Eleanor Norena, Community Development Director
Corrine LaJoie, Assistant Community Development Director
Darren Greene, Utility Manager



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

September 1, 2020

Eleanor Norena, Community Development Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: 90 Wave
50 S Bryan Rd, 70 S Bryan Rd, and 90 N Bryan Rd, Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Ms. Norena:

The Broward County Aviation Department (BCAD) has reviewed the proposed 90 Wave site plan located south of Fort Lauderdale-Hollywood International Airport (FLL) at 50 S Bryan Road, 70 S Bryan Road, and 90 N Bryan Road. Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77- Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). ***The receipt of a favorable determination from the FAA is required for all critical building points and temporary construction cranes and must be received prior to any construction activity.*** The Federal Review (FAA 7460-1) process can be initiated at the following web address: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- **BCAD has determined that the proposed development penetrates FAA controlled air space (Part 77, Horizontal Plane) and shall comply with FAA obstruction standards.**
- No building, structure or vegetation on the site may exceed the ***maximum height of 225 feet (AMSL)*** as shown on Elevation Sheets A-4.00, A-4.01, A-4.02, and A-4.03 (dated 8/15/2020) and the 90 Wave Coordinates Exh-1 (dated 8/15/2020) unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

Adherence to these conditions is required for BCAD approval of the 90 Wave site plan located at 50 S Bryan Road, 70 S Bryan Road, and 90 N Bryan Road and it is based on the following documents submitted by the applicant:

- Elevations Sheets A-4.00, A-4.01, A-4.02, and A-4.03 prepared by Nichols, Brosch, Wurst, Wolfe & Associates, Inc. (dated 8/15/2020)
- Site Plan sheet C-100 prepared by Kimley-Horn and Associates, Inc (dated 7/2/2020)
- 90 Wave Coordinates Exh-1 prepared by Nichols, Brosch, Wurst, Wolfe & Associates, Inc. (dated 8/15/2020)
- ALTA Survey 90 N. Bryan Road prepared by Gary B. Castel (dated 12/31/2019)

If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This letter serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport. 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 letter 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 954.595.0809

Sincerely,

Karen Friedman
BCAD Aviation Senior Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental
William Castillo, BCAD Aviation Planning Manager
Jacob.Lawson@kimley-horn.com, NChakas@lochrielaw.com, flylally@aol.com,
pbusteed@nbww.com

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-2923-2020

**County Number: Municipality Number: SP-024-20
70 WAVE**

August 19, 2020



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 SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	August 19, 2020	Single-Family:		Elementary:
Name:	70 WAVE	Townhouse:		
SBBC Project Number:	SBBC-2923-2020	Garden Apartments:		Middle:
County Project Number:		Mid-Rise:		
Municipality Project Number:	SP-024-20	High-Rise:		High:
Owner/Developer:	NV Marina Holding LLC & RJ Marina Holdings	Mobile Home:		
Jurisdiction:	City of Dania Beach	Total:		Total:

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Collins	371	408	346	-62	-2	89.2%	18
Olsen	1,125	1,238	657	-581	-26	54.0%	11
Hollywood Hills	2,667	2,667	1,967	-471	-30	73.9%	5

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Collins	364	-44	89.2%	321	323	330	338	345
Olsen	668	-570	54%	667	678	682	691	689
Hollywood Hills	1,972	-695	73.9%	1,935	1,923	1,912	1,900	1,889

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.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Avant Garde Academy	750	884	134	884	884	884
Avant Garde K-8 Broward	1,050	1,014	-36	1,014	1,014	1,014

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Collins	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Hollywood Hills	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected 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

This site plan application proposes 380 high-rise units, which are anticipated to generate 8 (4 elementary, 2 middle and 2 high school) students. This project falls within the boundary of Land Use Plan Amendment (LUPA) LUPA PCT 09-5 for a Regional Activity Center (RAC) land use designation, which is subject to a Tri-Party Agreement between the City of Dania Beach, the School Board and the County. The City processed the LUPA, which encompassed a previous LAC and established a Regional Activity Center (RAC) land use designation; however, per the recorded Tri-Party Agreement, all residential units located within the original LAC boundary are bound by the Recorded Educational Mitigation Agreement and the requirements contained therein, including the payment of the student station costs. This project is outside the original LAC boundary and is therefore subject to public school concurrency requirements and payment of school impact fees.

Please be advised that this application was reviewed utilizing 2019/20 school year data because the current school year (2020/21) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Collins Elementary, Olsen Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2019/20- 2021/22), these schools are expected to maintain their current status through the 2021/22 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

In the 2019/20 school year, the charter schools located within a two-mile radius of the 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.

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.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2019/20 to 2023/24 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 for 180 days for a maximum of 380 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on February 14, 2021. 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-2923-2020 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/19/2020

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title



August 26, 2020

Nectaria M. Chakas, Esquire
Lochrie & Chakas, P.A.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301

Dear Ms. Chakas:

Re: Platting requirements for a parcel legally described as Parcel A, "Clarke Subdivision," according to the Plat thereof, as recorded in Plat Book 101, Page 32, of the Public Records of Broward County, Florida; together with a portion of the Southeast $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the east side of Bryan Road, between Northwest 1 Street and Stirling Road, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Regarding the proposed development located within the "Clark Subdivision," Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on February 5, 1979.

Regarding the unplatted portion of the proposed development (i.e. the Southeast $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East), Planning Council staff notes that platting **would be required** by Policy 2.13.1 of the Broward County Land Use Plan, if any portion of a proposed principal building is constructed on this portion of the subject site. Conversely, if the principal building(s) is constructed solely on the Clark Subdivision portion of the subject site, which is the portion of the subject property approved by the Broward County Commission and recorded after June 4, 1953, then platting would not be required.

Planning Council staff notes that although the entire development parcel is less than ten (10) acres, the unplatted portion of the subject parcel is a majority and does not meet any additional platting exemptions.

Nectaria M. Chakas

August 26, 2020

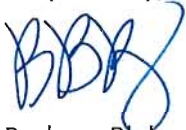
Page Two

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, regarding the platting process and/or to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

cc: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Eleanor Norena, Director, Community Development Department
City of Dania Beach





CHOICE WASTE OF FLORIDA, INC.
A PREMIER COMPANY

9/2/2020

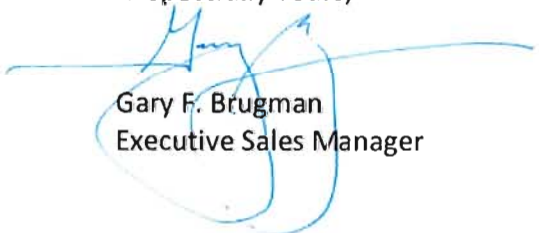
Attn: Jacob B. Lawson
c/o Kimley-Horn
445 24th Street-Suite 200
Vero Beach, FL 32960

Re: 70 Wave -70 N. Bryan Road-Dania Beach, FL and 90 Wave – 90 N. Bryan Road-Dania Beach, FL

Hello Jacob,

We have reviewed the documentation provided by the applicant for both 70 Wave located at 70 N. Bryan Road-Dania Beach, FL and 90 Wave located at 90 N. Bryan Road-Dania Beach, FL and will confirm that based on the information provided can provide the full necessary services for the waste and recycle containers and services located at the above referenced locations once the facilities are completed and operational. Please feel free to contact me on my cell if needed at 954-448-8109 or at the office of 954-674-6074.

Respectfully Yours,



Gary F. Brugman
Executive Sales Manager

2805 EAST OAKLAND PARK BOULEVARD, SUITE #464
FORT LAUDERDALE, FLORIDA 33306
954.674.6074 | OFFICE@PWSFL.COM

Robust Parking & mobility demand management plan

The project consists of two parking decks with a total capacity for 699 vehicles located on the third and fourth levels. Although, self-parking spaces are provided, parking valet use will be strongly encouraged. Only 100 spaces (7% of the garage capacity) has been designated as "self-parking". Valet Parking operations are adopted with the objective of doing a more efficient use of the space, as well as, more effective operations timewise.

ADA spaces are provided for Accessible Vans and vehicles that have been modified to special needs and can only be operated by their owners.

Valet Operations: Drop-off and Pick up takes place on the third floor (First Parking Level). Customers are encouraged to drive into the building, up to the third floor, away from public roads, in a controlled environment. Once inside the building, the customer will find parking staging spaces exclusively for Valet drop-off and retrieval operations. This strategy allows for an organized way of handling large quantity of simultaneous events. Once parked the customer will hand the key to the operator and leave the garage. Valet operators will move the vehicles from the staging area to the valet parking spaces.

For retrieval of a vehicle, customer will be able to call in advance, in order to have his/her car ready upon arrival to the valet station, otherwise, will have to wait until operators retrieve the vehicle after station arrival, which, should not take more than 5 minutes in average operational conditions.

Valet Parking will count with 42 staging spaces for drop-off ,9 spaces for pick-up, and 7 spaces for shared-ride operations.

The project supports and encourages Shared mobility and is designed in a way that different systems can happen simultaneously. Self-Parking will be limited and clearly signalized to the east side of the garage. An Internal loop will circulate counterclockwise to allow pedestrians to walk safely to and from their vehicles when using Valet Parking. The same loop will be used by shared riders and service providers, taking all parking/riding activities away from the public realm in a safe and controlled environment.

Parking ratios are based on the purpose and intent of alternate parking standards described in Sec. 265-60 and the intent of the parking reductions for mixed use developments methodology described in Sec. 265-90 of the Dania Beach Land Development Code. Warranted parking ratios are also based both upon the unique characteristics of operation and location of the proposed use. Additionally, the parking ratios have been previously approved for two adjacent developments, one of which is in operation and the other for District 1 of the subject project Master Development Plan. All required parking for this establishment is met by the required ratios listed herein.

The development intends to implement and contribute to the Dania Beach Regional Activity Center purpose of "creating a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and providing an attractive destination for tourists and local citizens", which is reflected in the parking ratios provided within the Development Design Guidelines (DDGs). The development is supportive of and promotes a "car-free" or "car-optional" lifestyle through a mixture of proximity to uses that fulfill daily needs (i.e. grocery, fitness, pharmacy, employment), increased supply of bicycle parking spaces, access to transit and ridesharing services, and a robust parking & mobility demand management plan. Through the management of parking, the development will provide the following off-street parking ratios:

Solid Waste Sanitation Management Plan

Solid Waste will be handled through a centralized system consisting of a gravity Chute with sorting capabilities to promote recycling. All Waste will be collected, sorted and compacted in a centralized, climate controlled, room into containers to be picked up by the waste management company hired for collection.

Restaurants, Retail, and Work/Live units will collect waste in designated smaller rooms using 1 cubic yard tilt carts that will be manually pushed throughout the building. Staff will collect the general waste from the point of origin in the 1 cubic yard tilt cart and once full they will take it to the Main Trash Room and deposit the waste into the trash compactor using a stationary cart tipper, specifically designed for the 1 cubic yard tilt carts. It is important to note that the swing height of the tipper operation can reach up to 15 feet, depending on the manufacturer. The applicant is providing a tipping height of 26 feet.

TRAFFIC IMPACT ANALYSIS

DANIA BEACH MARINA REDEVELOPMENT: 70 WAVE AND 90 WAVE DANIA BEACH, FL

PREPARED FOR:

DANIA BEACH MARINA CORPORATION

Kimley»Horn

February 27, 2020
Revised June 26, 2020
Revised July 29, 2020
Revised August 27, 2020
Kimley-Horn Project #147706000
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

TRAFFIC IMPACT ANALYSIS

DANIA BEACH MARINA REDEVELOPMENT: 70 WAVE AND 90 WAVE DANIA BEACH, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida



February 27, 2020
Revised June 26, 2020
Revised July 29, 2020
Revised August 27, 2020
Kimley-Horn Project #147706000
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Christopher W
Heggen
2020.08.27
16:58:02 -04'00'

Christopher W. Heggen, P.E.
Florida Registration Number 58636

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EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc. has completed the following traffic evaluation for the proposed developmental changes to be made at the site located on the east side of Bryan Road, between Stirling Road and Old Griffin Road in Dania Beach, Florida. The site currently consists of a variety of maritime uses including a marina and recreational vehicle sales centers. Proposed redevelopment includes converting these existing maritime sites into 760 multifamily high-rise apartments, 16,000 square feet of general office, 50,000 square feet of restaurant space, and 20,000 square feet of general commercial use.

This document includes the analysis conducted to determine the impacts of redevelopment on the surrounding roadway network. Data collection was conducted on Thursday, September 12, 2019. Turning movement counts (TMCs) were collected at three major intersections directly impacted by the proposed project, listed as follows:

- Stirling Road & Bryan Road
- NW 1st Street & Bryan Road
- Old Griffin Road & Bryan Road

A capacity analysis of Bryan Road was also conducted to determine the roadways level of service based on future demand. A link capacity analysis has also been conducted to evaluate the roadway capacity based on demand of the surrounding network.

As identified in the analysis, the applicant will dedicate additional right-of-way along the site frontage that could accommodate any future widening of Bryan Road if that were to occur in the future. Additionally, the applicant will be constructing right turn deceleration lanes at the site driveways to add capacity for vehicles turning into and out of the proposed buildings on site.

INTRODUCTION

The proposed plan of development will include two (2) high-rise buildings with the lower floors of each consisting of commercial, restaurant, office uses, and parking and the remaining floors being occupied by multifamily housing. The total proposed development on both sites will be 760 dwelling units, and 16,000 SF of general office, 50,000 SF of restaurant space, and 20,000 SF of general commercial use. The site is located between NW 1st Street and Stirling Road on the east side of Bryan Road in Dania Beach, Florida. Figure 1 illustrates the location of the project site and the surrounding Trafficways facilities. The folio numbers for the project site are listed below:

- 504233000600
- 504233320010

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact analysis to evaluate the impacts resulting from buildout of this site by 2024. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the City of Dania Beach, Florida. Figure 1 illustrates the location of the site.

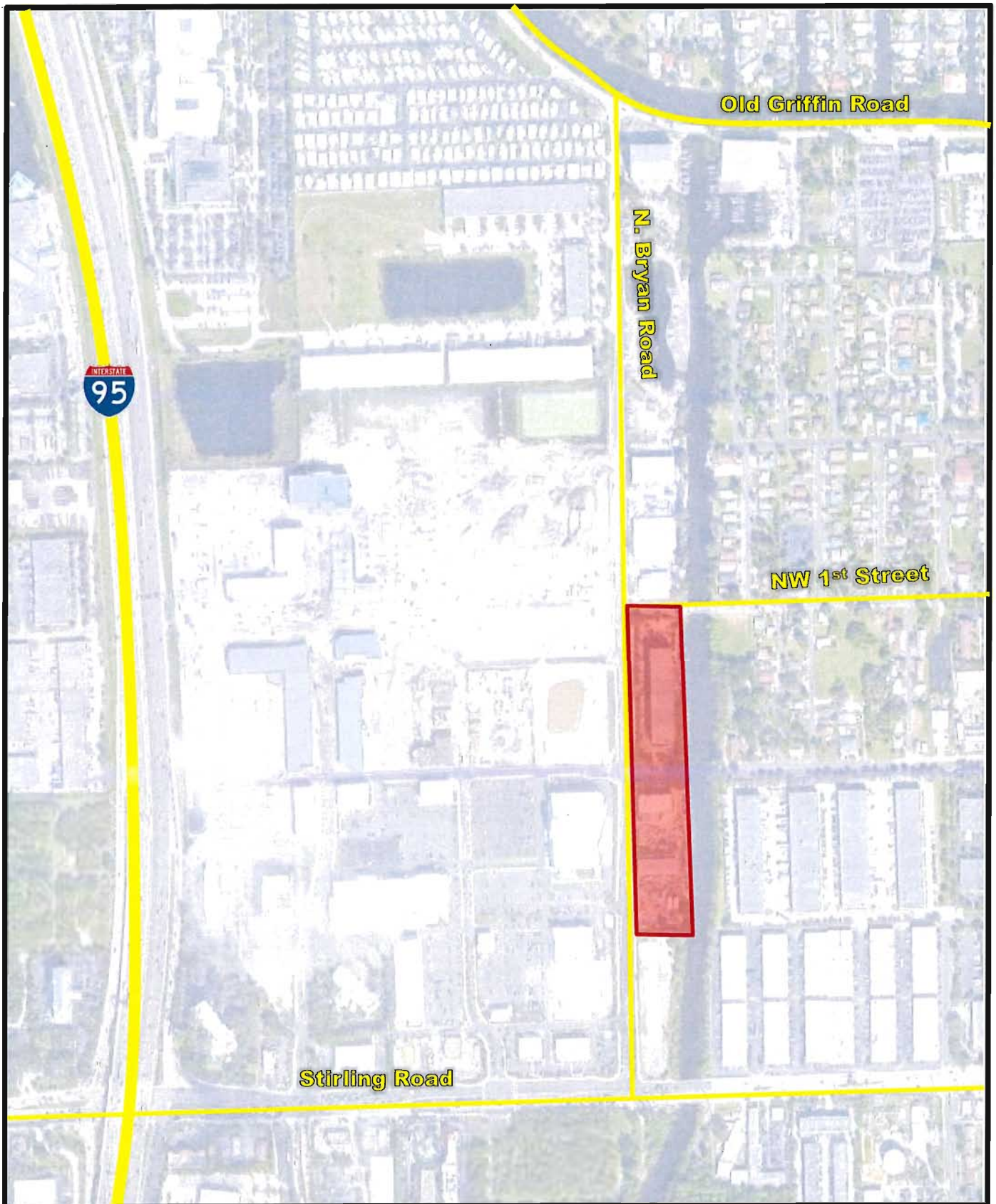
A site plan is included in *Appendix A*.

DATA COLLECTION

Baseline traffic count data was collected during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM) on Thursday, September 12, 2019 at intersections within the study area. Following is a list of the intersections at which data was collected:

1. Bryan Road & Stirling Road
2. Bryan Road & NW 1st Street
3. Bryan Road & Old Griffin Road

Turning movement volume data is included in *Appendix B*.



LEGEND



SITE

TRAFFICWAYS EVALUATED

FIGURE 1
SITE LOCATION AND TRAFFICWAYS IDENTIFICATION
DANIA MARINA
144706000

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the potential impacts of the proposed development. Rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*, were used to determine the trips generated by the proposed land use. The rates for Multifamily High-Rise [ITE 222], Marina [ITE 420], General Office [ITE 710], Shopping Center [ITE 820], Recreational Vehicle Sales [ITE 842], and Quality Restaurant [ITE 931], High Turnover Sit-Down Restaurant [ITE 932] were used for the daily, AM peak hour and PM peak hour trip generation calculations. It was determined appropriate to use the ITE rate for Multifamily High-Rise because the buildings are proposed to be 16 stories, and the rate for ITE 222 correlates with similar uses of buildings greater than 10 stories. Table 1 shows the trip generation calculations for the redevelopment, with credit taken for the existing uses currently in operation on the site.

Table 1: Trip Generation Calculations

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Scenario									
Marina	150	Berths	362	11	4	7	32	19	13
Recreational Vehicle Sales	24.8	KSF	124	11	9	2	19	6	13
		Subtotal	486	22	13	9	51	25	26
Driveway Volumes			486	22	13	9	51	25	26
Net New External Trips			486	22	13	9	51	25	26
Proposed Scenario									
Multifamily High-Rise	760	DU	3,206	226	54	172	267	163	104
General Commercial	20.0	KSF	755	19	12	7	76	36	40
General Office (>5,000 SF)	16	KSF	156	19	10	9	18	12	6
Quality Restaurant	25	KSF	2,096	18	9	9	195	131	64
High Turnover Sit-Down Restaurant	25	KSF	2,805	249	137	112	244	151	93
		Subtotal	9,018	531	222	309	800	493	307
Internal Capture									
Multifamily High-Rise			454	5	1	4	48	22	26
General Commercial			405	8	6	2	46	23	23
General Office (>5,000 SF)			272	6	1	5	8	7	1
Quality Restaurant			315	4	3	1	31	15	16
High Turnover Sit-Down Restaurant			314	3	2	1	31	15	16
		Subtotal	1,760	26	13	13	164	82	82
Pass-By Capture									
Multifamily High-Rise	0.0%		0	0	0	0	0	0	0
General Commercial	34.0%		119	4	2	2	10	4	6
General Office (>5,000 SF)	0.0%		0	0	0	0	0	0	0
Quality Restaurant	44.0%		784	6	3	3	72	51	21
High Turnover Sit-Down Restaurant	43.0%		1,071	106	58	48	92	58	34
		Subtotal	1,974	116	63	53	174	113	61
Driveway Volumes			7,258	505	209	296	636	411	225
Net New External Trips			5,284	389	146	243	462	298	164
Proposed Net External Trips - Existing Net External Trips			4,798	367	133	234	411	273	138
Land Use	Daily		AM Peak Hour			PM Peak Hour			Pass By
Marina [ITE 420]	2.41 trips/berth		.07 trips/berth (33% in, 67% out)			.21 trips/berth (60% in, 40% out)			0.0%
Recreational Vehicle Sale [ITE 842]	5.00 trips/1,000 sf		.46 trips/1,000 sf (85% in, 15% out)			.77 trips/1,000 sf (31% in, 69% out)			0.0%
Multifamily High-Rise [ITE 222]	T=3.94(X)+211.81 trips/DU		T=0.28(X)+12.86 (24% in, 76% out)			T=0.34(X)+8.56 (61% in, 39% out)			0.0%
Shopping Center [ITE 820]	37.75 trips/1,000 sf		.94 trips/1,000 sf (62% in, 38% out)			3.81 trips/1,000 sf (48% in, 52% out)			34.0%
General Office [ITE 710]	9.74 trips/1,000 sf		1.16 trips/1,000 sf (86% in, 14% out)			1.15 trips/1,000 sf (16% in, 84% out)			0.0%
Quality Restaurant [ITE 931]	83.84 trips/1,000 sf		0.73 trips/1,000 sf (50% in, 50% out)			7.8 trips/1,000 sf (67% in, 33% out)			44.0%
High Turnover Sit-Down Restaurant	112.18 trips/1,000 sf		9.94 trips/1,000 sf (55% in, 45% out)			9.77 trips/1,000 sf (62% in, 38% out)			43.0%

As shown in Table 1 the proposed redevelopment will generate 4,798 net new external daily trips, 367 net new external AM peak hour trips (+133 in, +234 out), and 411 net new external PM peak hour trips (+273 in, +138 out). Figure 1 shows the existing site geometry as well as identifying surrounding trafficways evaluated in this analysis.

Internal capture matrices used to calculate internal capture are included in *Appendix C*.

ROADWAY NETWORK DISTRIBUTION

Trips generated by the proposed development were distributed along the existing road network to determine potential impacts of the project on the existing infrastructure. The addition of northbound right turn lanes at the driveways for the north and south buildings are proposed in conjunction with development of this site. Traffic distribution is the pairing of trip ends from the subject site with other complimentary land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network and its travel time characteristics as seen in Figure 2.

Distributed project traffic was then evaluated at each of the three (3) intersections based on the possible movements available, as seen in Figure 3. Three scenarios were analyzed for each of the intersections:

- Existing Year (2019)
- Background Year (2024)
- Future Total (2024)

A buildout year of 2024 was assumed for the proposed development. To develop background traffic volumes, existing traffic volumes were grown over a 5-year period using a compounding yearly growth rate to determine volumes expected in 2024. The yearly growth rate was determined based on population growth and includes potential other future development. Projects in the area currently in progress account for committed development and are included in the analysis for Background (2024) traffic. The two major projects in the area that were included in this background growth determination are:

- Dania Pointe (remaining unbuilt portion of development)
- 150 South Bryan Road

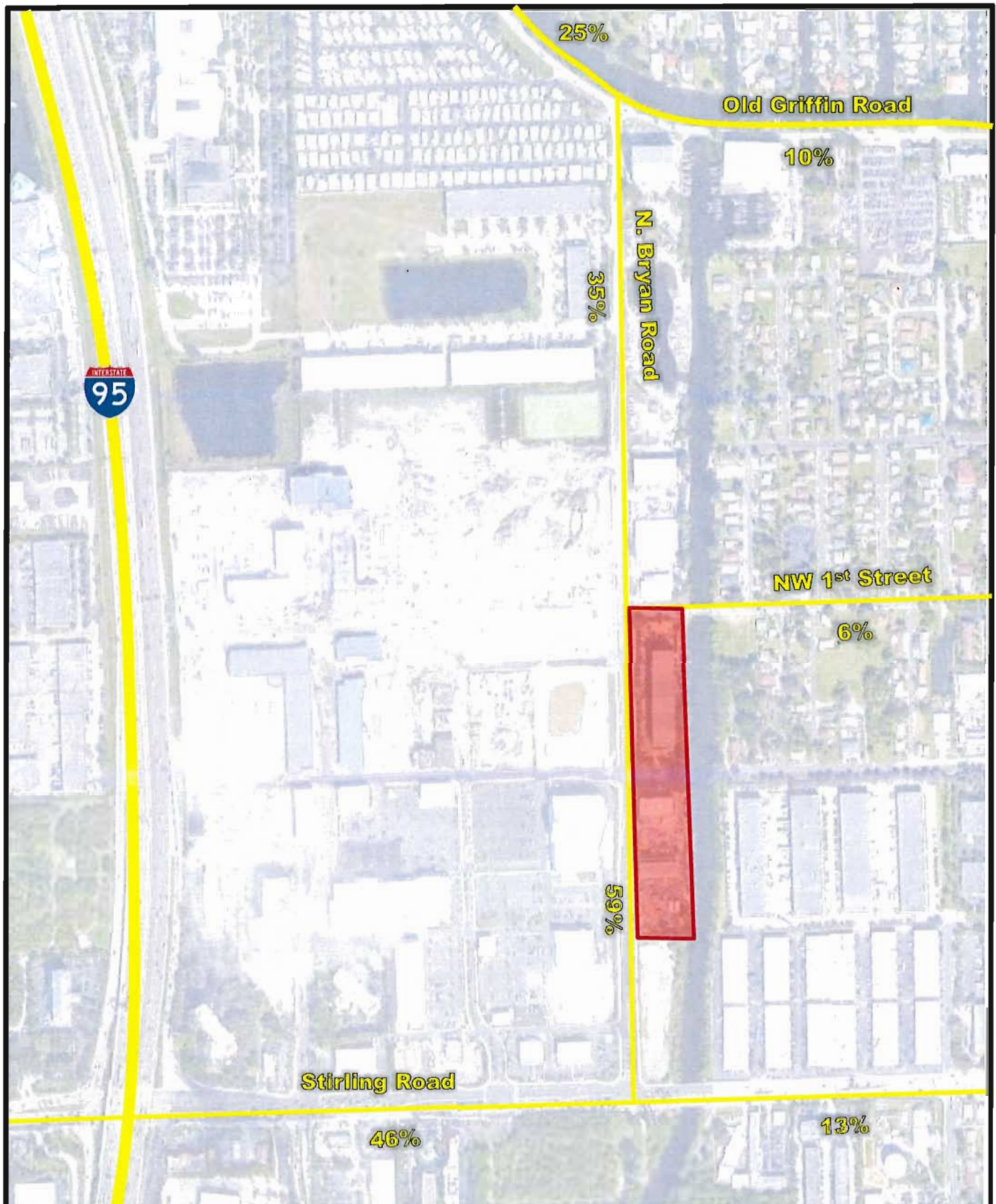
Information contained in the Traffic Impact Analyses for each project was utilized to determine future traffic being added to the surrounding roadway network, and credit was taken for the portion of Dania Pointe that is currently in operation. Relevant excerpts from these studies are included in Appendix B. Traffic generated by the remaining proposed/approved development (not yet in operation) was assumed to be on the roadway at the time of project buildout (2024). Future project totals were calculated by adding the net change in site traffic due to the redevelopment project to Background Total traffic to get Future Total (2024) volumes. The three roadway scenario volumes were then analyzed using Synchro 10 to determine intersection Level of Service (LOS) at the two signalized intersections:

- Old Griffin Road & Bryan Road
- Stirling Road & Bryan Road

as well as the unsignalized intersection:

- NW 1st Street & Bryan Road

For the intersection LOS analyses, the intersections are assigned a grade between “A” and “F”. A grade of “D” or better is considered acceptable by the City of Dania Beach. Volume development worksheets are included in Appendix D.



LEGEND



SITE

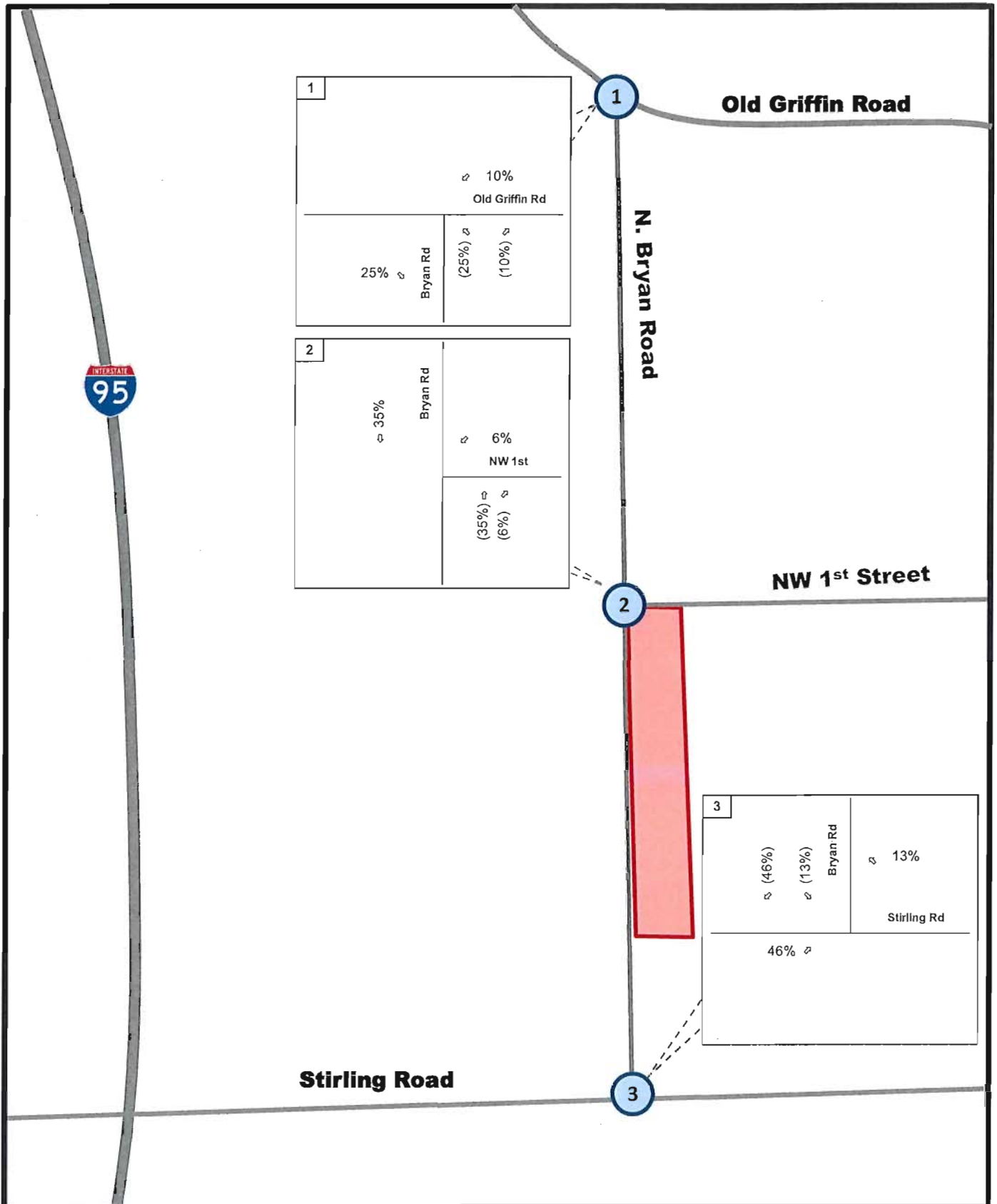


TRAFFICWAYS EVALUATED

FIGURE 2

PROJECT TRAFFIC ROADWAY DISTRIBUTION
 DANIA MARINA
 144706000

Kimley»Horn



LEGEND



SITE



TRAFFICWAYS EVALUATED



TRAFFIC ASSIGNMENT

FIGURE 3
PROJECT TRAFFIC INTERSECTION DISTRIBUTION
DANIA MARINA
144706000

INTERSECTION LOS ANALYSIS

Intersection LOS analyses were conducted for the three directly impacted intersections for existing, background, and future total conditions. The analyses were conducted using Synchro 10 software. Reports summarizing the calculations undertaken for each of the intersections and scenarios are included in *Appendix E*. The LOS and delay for existing, background, and future conditions are summarized below in Table 2, Table 3, and Table 4, respectively. The existing, background total, and future total volumes for each of the approaches analyzed are summarized in Figure 4, Figure 5, Figure 6, respectively. Each figure illustrates the approach volume for AM peak hour and PM peak hour times. It is important to note that Old Griffin Road & Bryan Road is proposed to be signalized in the future; therefore, the intersection was analyzed as a signalized intersection using standard signal timing optimized by Synchro 10 for future background and future total conditions. The signal timing for the currently signalized intersection of Bryan Road & Stirling Road is included in *Appendix D*.

Table 2: Existing Intersection LOS Summary

Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Old Griffin Road (unsig.)	-	NBL	15.2/C
		NBR	9.8/A
		WBL	8.6/A
Bryan Road & NW 1st Street (unsig.)	-	WBL	13.4/B
		SBL	7.8/A
Bryan Road & Stirling Road (sig.)	10.7/B	EB	3.6/A
		WB	6.6/A
		SB	69.9/E
PM Peak Hour			
Bryan Road & Old Griffin Road (unsig.)	-	NBL	25.7/D
		NBR	10.6/B
		WBL	9.5/A
Bryan Road & NW 1st Street (unsig.)	-	WBL	16.5/C
		SBL	7.9/A
Bryan Road & Stirling Road (sig.)	18.8/B	EB	6.5/A
		WB	12.3/B
		SB	77.4/E

*Note for Tables 2, 3, and 4, "Overall LOS/Delay" at unsignalized, two-way stop-controlled intersections

The analysis includes optimized timing during future total conditions at signalized intersections. As shown, all three intersections are projected to meet LOS standards during the AM peak hour with project traffic. During the PM peak hour, the westbound movement at Bryan Road & NW 1st Street is anticipated to operate at LOS F. This is not uncommon during peak periods at two-way stop-controlled intersections. It should be noted that the v/c ratio for the westbound movements is still projected to be below 1.0, meaning that these movements are not over capacity.

Table 3: Background Intersection LOS Summary

Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	12.6 / B	EB	6.2/A
		WB	13.8/B
		NB	31.3/C
Bryan Road & NW 1st Street (unsig.)	-	WBL	18.1/C
		SBL	8.1/A
Bryan Road & Stirling Road (sig.)	19.7 /B	EB	7.3/A
		WB	12.9/B
		SB	80.8/F
PM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	21.5/C	EB	15.5/B
		WB	20.5/C
		NB	34.3/C
Bryan Road & NW 1st Street (unsig.)	-	WBL	26.3/D
		SBL	8.8/A
Bryan Road & Stirling Road (sig.)	99.3 / F	EB	12.2/B
		WB	15.9/B
		SB	407.6/F

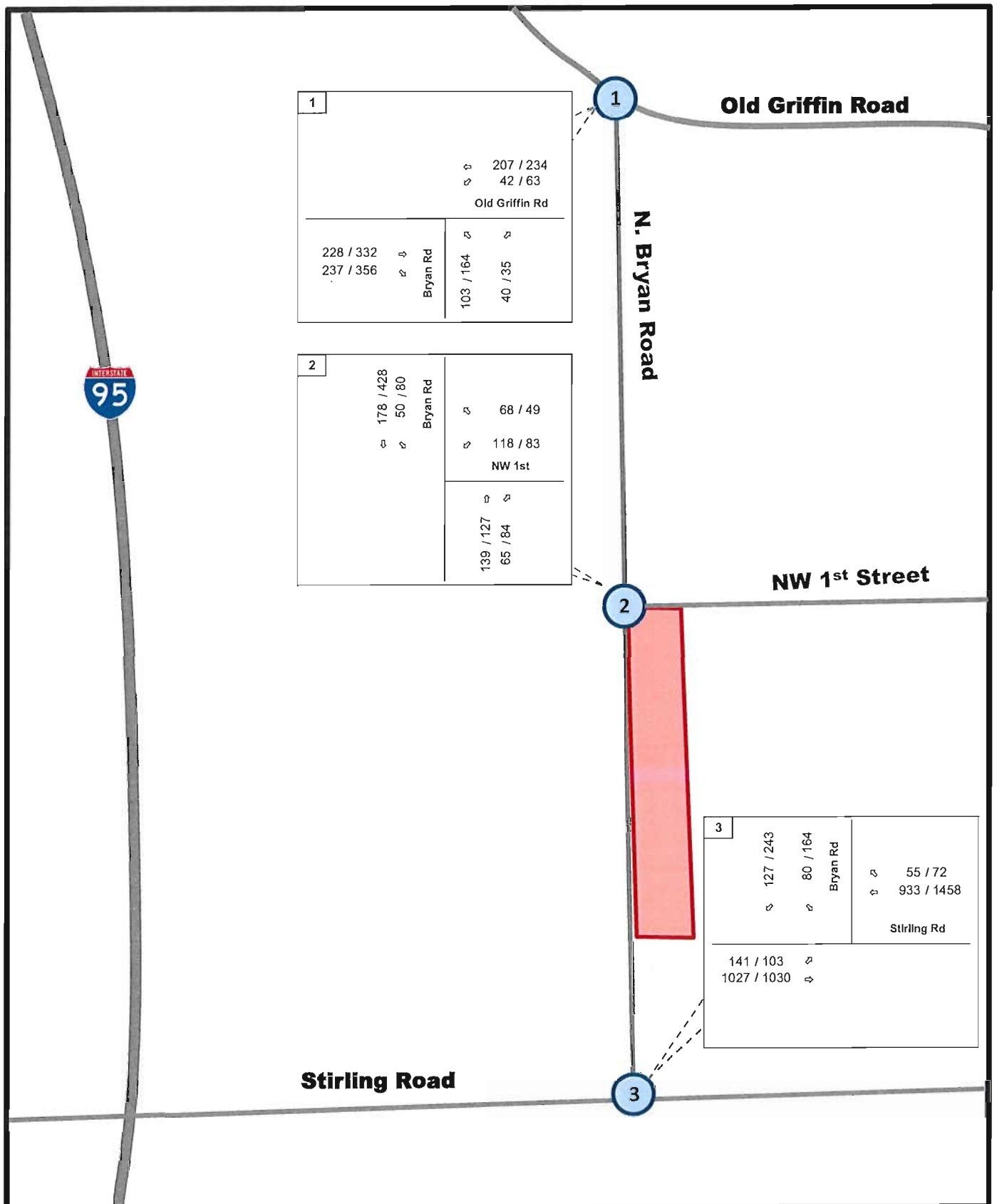
Table 4: Future Total Intersection LOS Summary

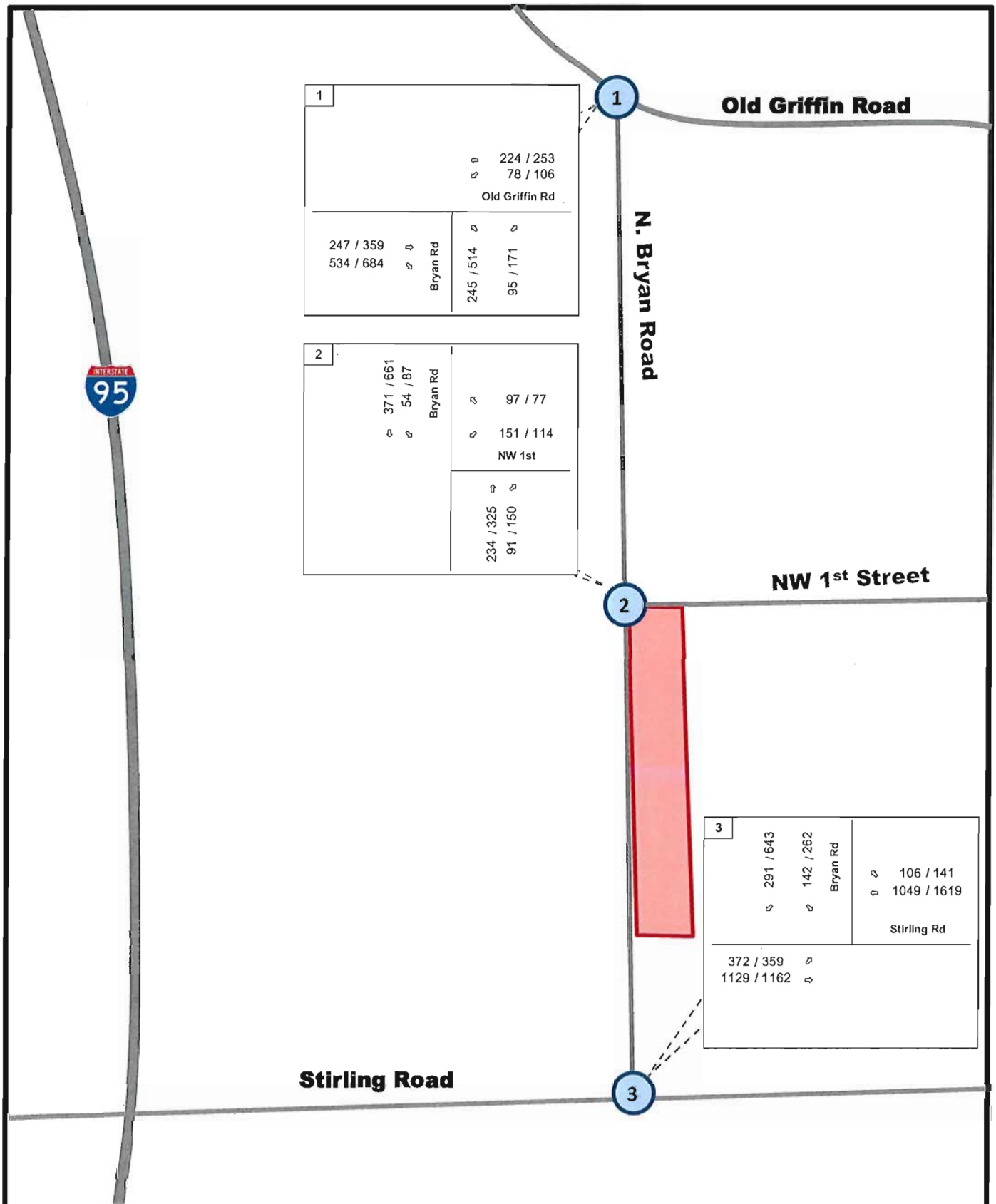
Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	14.2 / B	EB	10.3/B
		WB	14.6/B
		NB	24.3/C
Bryan Road & NW 1st Street (unsig.)	-	WBL	22.1/C
		SBL	8.4/A
Bryan Road & Stirling Road (sig.)	34.2 / C	EB	7.8/A
		WB	13.5/B
		SB	148.9/F
North Driveway & Bryan Road (unsig.)	-	WBL	18.0/C
		SBL	8.4/A
South Driveway & Bryan Road (unsig.)	-	WBL	32.3/D
		SBL	8.4/A
PM Peak Hour			
Bryan Road & Old Griffin Road (sig.)	25.3 / C	EB	18.1/B
		WB	25.9/C
		NB	39.6/D
Bryan Road & NW 1st Street (unsig.)	-	WBL	38.2/E
		SBL	9.0/A
Bryan Road & Stirling Road (sig.)	102.3 / F	EB	23.7/C
		WB	19.1/B
		SB	385.2/F
North Driveway & Bryan Road (unsig.)	-	WBL	27.5/D
		SBL	9.4/A
South Driveway & Bryan Road (unsig.)	-	WBL	67.2/F
		SBL	9.8/A

The intersection of Bryan Road & Stirling Road operates at a LOS F in both the background and future conditions. Since the intersection is expected to fail during the background conditions, the operational failures of the intersection are not caused by project traffic specifically. However, to mitigate the operational failures of the intersection the signal timing has been optimized using Synchro 10. The Future Total condition with signal timing optimization brings the intersection LOS from an F to a D in the PM peak hour.

Table 5: Future Total with improvements Intersection LOS Summary

Intersection	Overall LOS/Delay	Approach	LOS/Delay
AM Peak Hour			
Bryan Road & Stirling Road (sig.)	24.6 / C	EB	15.0/B
		WB	25.3/C
		SB	49.5/D
PM Peak Hour			
Bryan Road & Stirling Road (sig.)	53.3 / D	EB	35.4/D
		WB	59.9/E
		SB	71.2/E



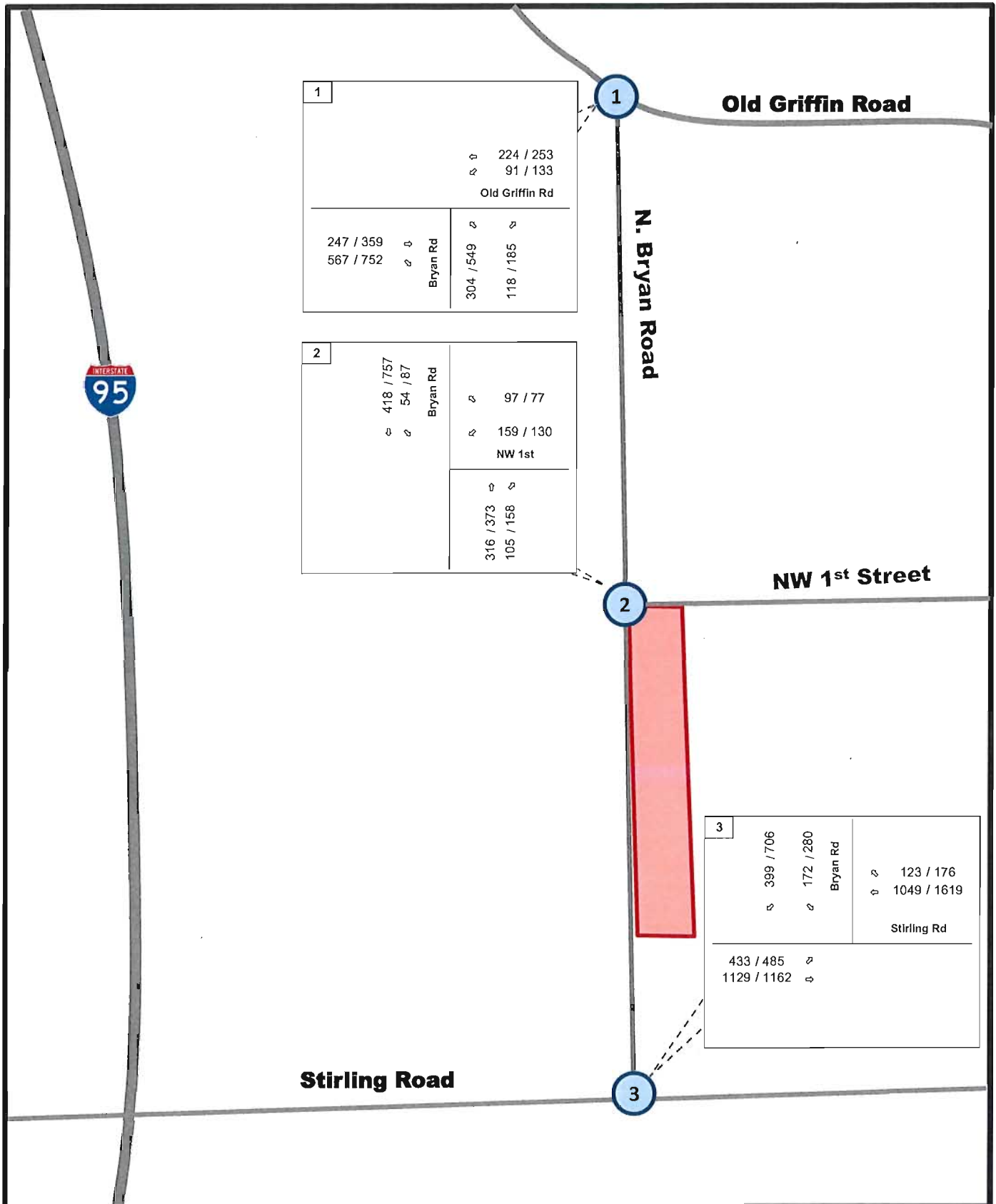


LEGEND



SITE
 TRAFFICWAYS EVALUATED
 AM TRAFFIC / PM TRAFFIC

FIGURE 5
 BACKGROUND YEAR INTERSECTION VOLUMES
 DANIA MARINA
 144706000



95th Percentile Queueing Analysis

The queue lengths for the three major intersections were analyzed using *Synchro 10* software to determine the 95th Percentile Queue that would be expected for each of the turning movements where vehicle storage is available.

EXISTING YEAR (2019)

Existing year traffic volumes were used, and it was determined that none of the queue lengths at the intersections are expected to be longer than the available storage length. The results are summarized in Table 6 below.

Table 6: Existing Year (2019) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM queue	PM queue
Existing				
Bryan Road & Old Griffin Road (unsig.)	NBR	150	25	25
	WBL	75	25	25
Bryan Road & NW 1st Street (unsig.)	WB	DNE	35	33
	SBL	TWLT	25	25
Bryan Road & Stirling Road (sig.)	EBL	240	17	26
	SBL	250	76	119
	SBR	480	71	297

As seen in the table above, none of the vehicle storage is exceeded during the existing 2019 scenario.

BACKGROUND YEAR (2024)

Background year traffic volumes were used to determine the queue lengths that would be expected in the year 2024 scenario without project traffic. The results are summarized in Table 7 below.

Table 7: Background Year (2024) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM queue	PM queue
Background				
Bryan Road & Old Griffin Road (sig.)	EBR	125	27	145
	WBL	75	79	121
	NBR	150	33	43
Bryan Road & NW 1st Street (unsig.)	WB	DNE	70	83
	SBL	TWLT	25	25
Bryan Road & Stirling Road (sig.)	EBL	240	86	250
	SBL	250	104	188
	SBR	480	281	1211

As seen in the above table the following turn lanes are expected to experience queuing which is longer than the available turn lane storage at the following movements:

- Bryan Road & Old Griffin Road EBR during the PM peak hour
- Bryan Road & Old Griffin Road WBL during the AM and PM peak hours
- Bryan Road & Stirling Road EBL during the PM peak hour
- Bryan Road & Stirling Road SBR during the PM peak hour

FUTURE YEAR (2024)

Future year traffic volumes were used to determine the queue lengths that would be expected in the year 2024 scenario with project traffic. The results are summarized in Table 8 below.

Table 8: Future Year (2024) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM queue	PM queue
Future				
Bryan Road & Old Griffin Road (sig.)	EBR	125	62	223
	WBL	75	87	164
	NBR	150	34	49
Bryan Road & NW 1st Street (unsig.)	WB	DNE	90	123
	SBL	TWLT	25	25
Bryan Road & Stirling Road (sig.)	EBL	240	129	418
	SBL	250	114	202
	SBR	480	384	1379
North Driveway & Bryan Road (unsig.)	WB	DNE	40	53
	SBL	TWLT	25	25
South Driveway & Bryan Road (unsig.)	WB	DNE	123	163
	SBL	TWLT	25	25

As seen in the above table the following turn lanes are expected to experience queuing which is longer than the available turn lane storage at the following movements:

- Bryan Road & Old Griffin Road EBR during the PM peak hour
- Bryan Road & Old Griffin Road WBL during the AM and PM peak hours
- Bryan Road & Stirling Road EBL during the PM peak hour
- Bryan Road & Stirling Road SBR during the PM peak hour

It should be noted that project traffic does not contribute to any additional storage deficiencies that are not already present during the background year scenario. However, project traffic from this site does exacerbate deficiencies at the intersections listed above.

FUTURE YEAR OPTIMIZED (2024)

Future year traffic volumes were used along with optimized signal timing at the intersection of Bryan Road & Stirling road to alleviate some of the storage deficiencies at the intersection. The results are summarized in Table 9 below.

Table 9: Future Year Optimized (2024) 95th Percentile Queue Lengths

Intersection	Movement	Storage	AM	PM
Future - Improvement				
Bryan Road & Stirling Road (sig.)	EBL	240	165	356
	SBL	250	106	160
	SBR	480	372	1038

ROADWAY CAPACITY ANALYSIS

A roadway capacity analysis has been conducted on Bryan Road to review if the roadway cross-section will be adequate to accommodate total future traffic conditions. The baseline for a two-lane roadway LOS D is 1,250 total vehicles per hour. Bryan Road south of NW 2nd Street has a two-way left turn lane median and exclusive right turn lanes; a 10% adjustment factor was added to this baseline service volume. Therefore, the two-lane road service volume for Bryan Road south of NW 1st Street will be compared to is 1,375 vehicles per hour during peak hour traffic flow.

BRYAN ROAD - NORTH OF NW 1ST STREET

The total traffic two-way traffic volume for this roadway segment was determined from the sum of the northbound left-turn, northbound right-turn, eastbound right-turn, and westbound left-turn movements at the intersection of Old Griffin Road & Bryan Road. For the AM peak hour, the future traffic total on Bryan Road to the north of the project site was determined to be 1,080 two-way AM peak hour vehicles. The PM peak hour future total two-way traffic volume to the north of the project site along Bryan Road was found to be 1,619 vehicles. Therefore, it was determined that Bryan Road north of the project site (which experiences one of the highest volume of traffic along Bryan Road) is expected to operate at 79% of the LOS D capacity for a two-lane road during the AM peak hour and 118% of the LOS D capacity during the PM peak hour.

BRYAN ROAD - SOUTH OF NW 1ST STREET

The total two-way traffic volume for this roadway segment was determined from the sum of the northbound through, northbound right-turn, southbound through, and westbound left-turn movements at the intersection of NW 1st Street & Bryan Road. For the AM peak hour, the future traffic total on Bryan Road in front of the project site was determined to be 998 two-way AM peak hour vehicles. The PM peak hour future total two-way traffic volume in front of the project site along Bryan Road was found to be 1,418 vehicles. Therefore, it was determined that Bryan Road in front of the project site (which experiences the highest volume of traffic along Bryan Road) is expected to operate at 73% of the LOS D capacity for a two-lane road with a shared two-way left-turn lane and exclusive right turn lanes during the AM peak hour and 103% of the LOS D capacity during the PM peak hour. The same analysis was conducted on Bryan Road for the existing (2019) and background (2024) conditions. These volumes are illustrated in Figure 7, and Figure 8 respectively. Figure 9 illustrates the future (2024) traffic volumes expected on the roadway. It was determined that the portion of Bryan Road directly south of Old Griffin Road is above the adopted LOS "D" capacity in the PM peak hour during the background (2024) and future (2024) conditions.

Old Griffin Rd

422 (618)
NW 2nd Street

①

Class II 2-lane undivided
capacity:
LOS "D" two-way capacity:
1,250 vph

435 (684)

②

NW 1st Street

500 (722)

③

Class II 3-lane undivided
capacity:
1,250 vph
Two-way left turn lane:
10% adjustment
LOS "D" two-way capacity:
1,375 vph

Arrow Place

403 (582)

④

Class II 5-lane divided LOS "D"
two-way capacity:
3,250 vph

Stirling Rd

LEGEND

XX (XX) AM (PM) Peak Hour Traffic Volume

FIGURE 7
EXISTING BRYAN ROAD 2-WAY VOLUMES
DANIA MARINA
144706000



3 Lane Undivided
Cross-Section



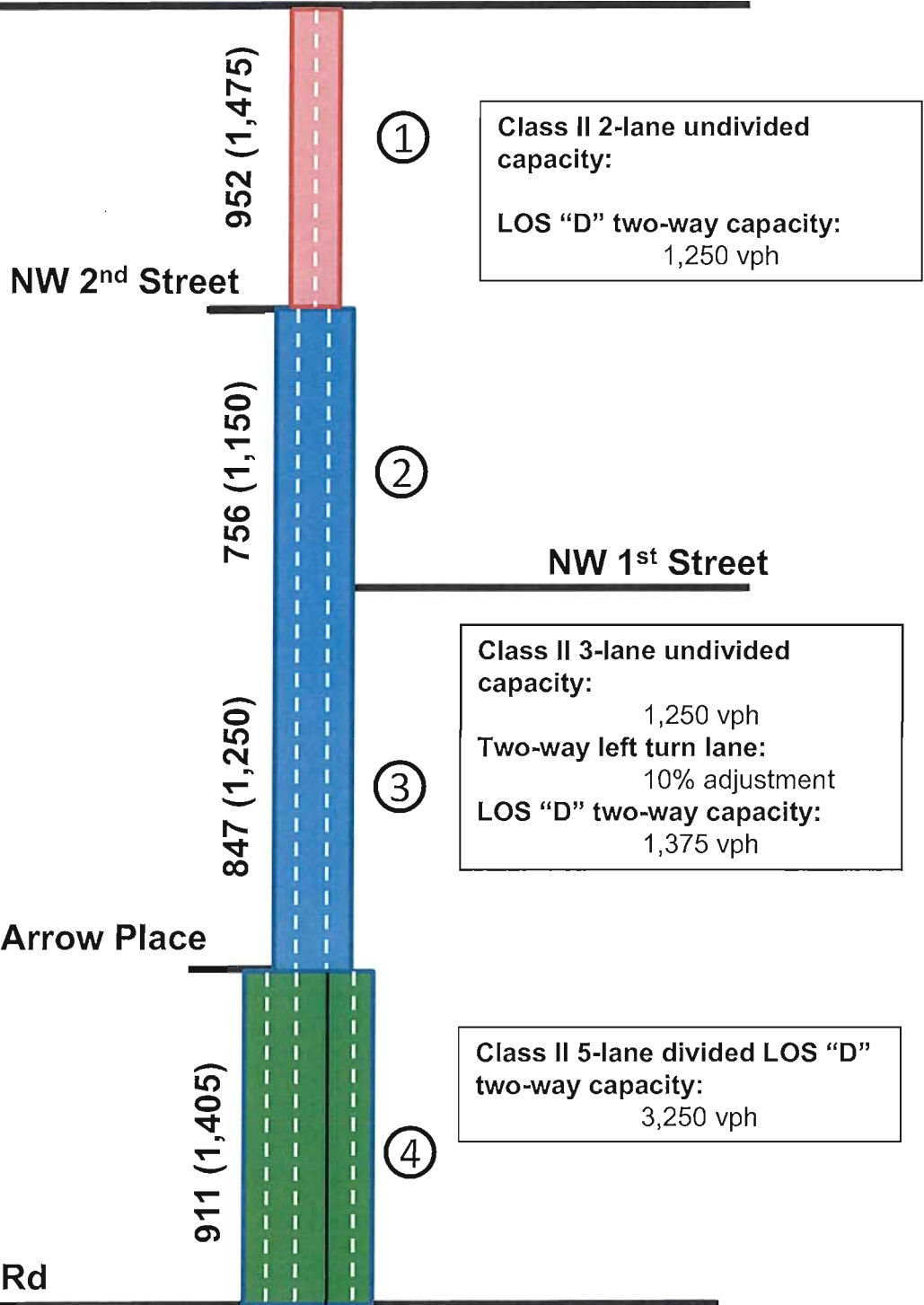
2 Lane Undivided
Cross-Section



5 Lane Divided
Cross-Section

Kimley»Horn

Old Griffin Rd



LEGEND
XX (XX) AM (PM) Peak Hour Traffic Volume



3 Lane Undivided
Cross-Section



2 Lane Undivided
Cross-Section

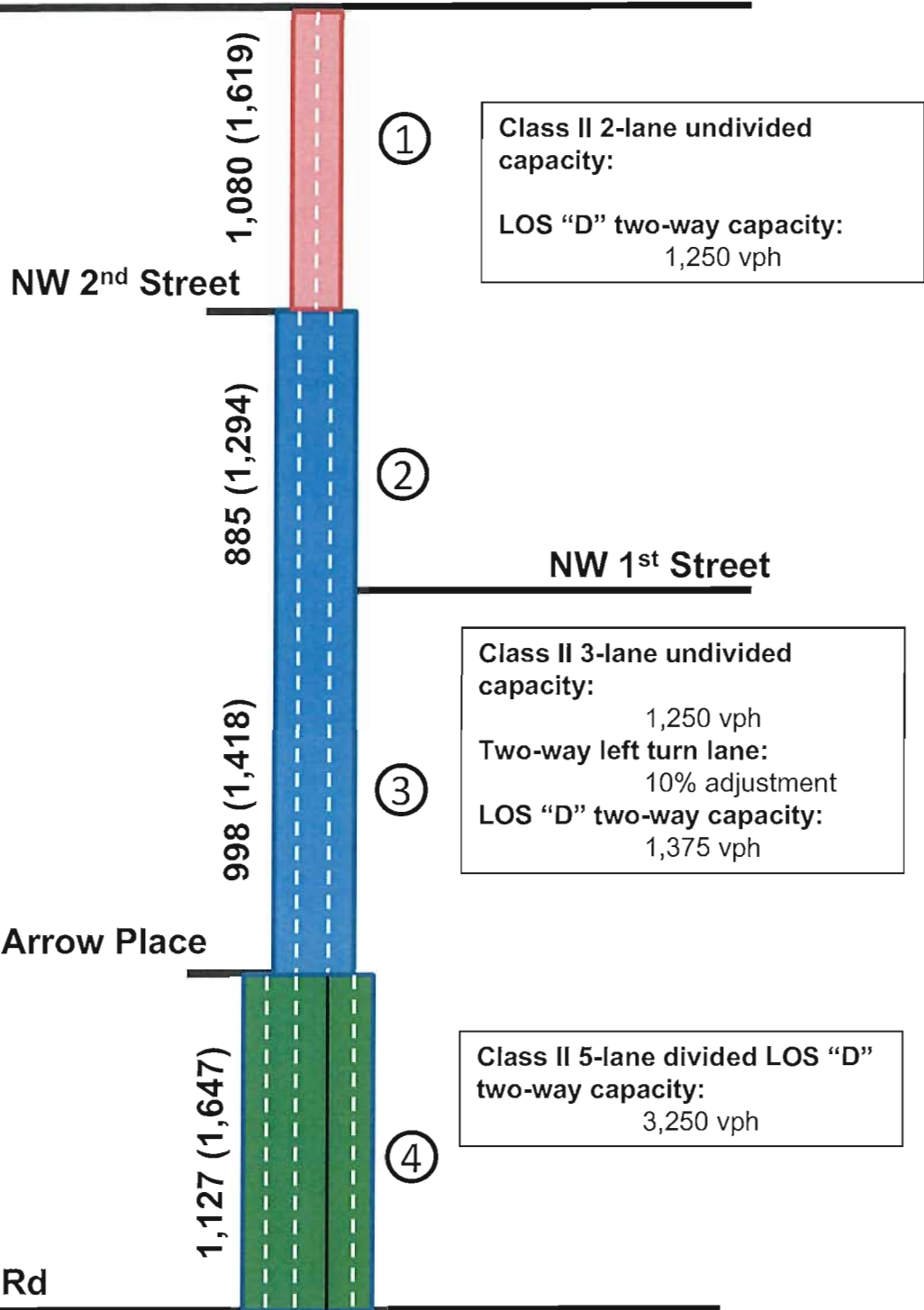


5 Lane Divided
Cross-Section

FIGURE 8
BACKGROUND BRYAN ROAD 2-WAY VOLUMES
DANIA MARINA
144706000

Kimley»Horn

Old Griffin Rd



LEGEND

XX (XX) AM (PM) Peak Hour Traffic Volume

FIGURE 9
 FUTURE TOTAL BRYAN ROAD 2-WAY VOLUMES
 DANIA MARINA
 144706000



3 Lane Undivided
 Cross-Section



2 Lane Undivided
 Cross-Section



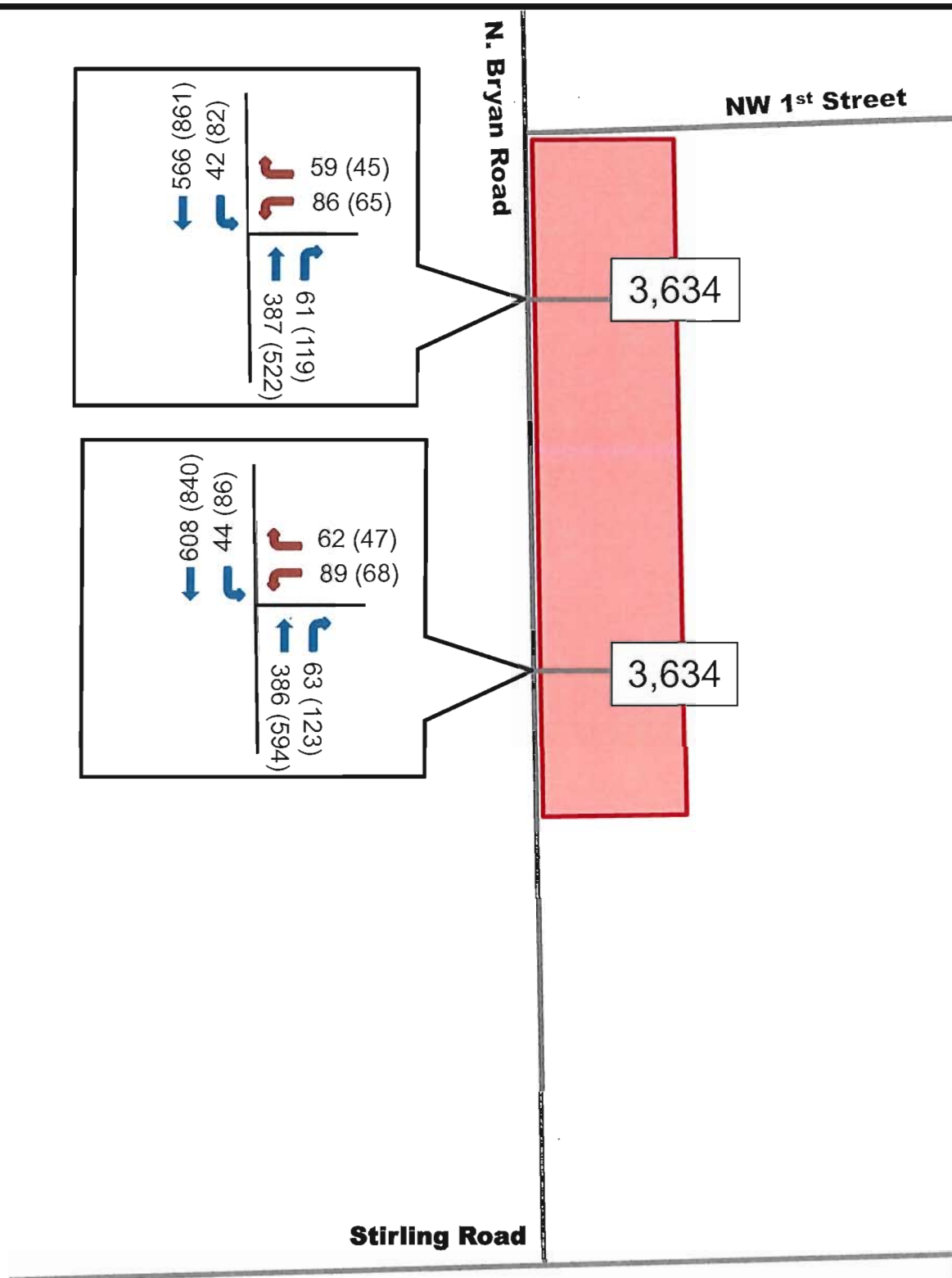
5 Lane Divided
 Cross-Section

Kimley»Horn

SITE ACCESS

The site is proposed to have two full-access driveways on Bryan Road. Figure 10 illustrates the anticipated volumes at the two driveways. During the review process, the applicant will coordinate with the City of Dania Beach and Broward County regarding the laneage and configuration of these driveway connections. The site plan includes a northbound right-turn deceleration lane at each driveway.

Synchro 10 software was used to analyze each of the proposed driveways. Analysis of these driveways was conducted using volumes extrapolated from the turning movement counts conducted at the intersection of Bryan Road & NW 1st Street with expected project driveway volumes as illustrated in Table 1. Since both Dania Marina sites will consist of the same square footage breakdown, it was expected that each driveway would experience very similar traffic volumes. The north driveway is expected to operate at LOS C in the AM peak hour and LOS D in the PM peak hour. The south driveway is expected to operate at LOS D in the AM peak hour and LOS F in the PM peak hour. Synchro analyses for each driveway can be found in *Appendix E*.



LEGEND

XX (XX) AM Trips (PM Trips)

XX Daily Driveway Volume

FIGURE 10
SITE DRIVEWAY VOLUMES
DANIA MARINA
144706000

Kimley»Horn

CONCLUSION

The traffic impact analysis that was undertaken evaluated the impacts of traffic generated by the proposed redevelopment of the Dania Marina site on the surrounding roadway network. This evaluation considered total future roadway volume conditions with traffic generated by the subject site, plus traffic generated by the remaining unbuilt portion of Dania Pointe and by the proposed redevelopment of the 150 South Bryan Road site. The evaluation indicated that the two major signalized intersections along Bryan Road are anticipated to meet level of service standards with signalization of Old Griffin Road & Bryan Road and signal timing optimization of Stirling Road & Bryan Road. The roadway segment evaluation of Bryan Road analyzed the two-lane section of Bryan Road north of NW 1st Avenue and the enhanced three-lane section of Bryan Road with right turn lanes south of the site. The evaluation demonstrated that Bryan Road is anticipated to meet the level of service standards except for the north segment (south of Old Griffin Road) during the PM peak hour. Currently, the additional right-of-way that would need to be acquired in order to widen this segment is a part of privately-owned property along the corridor. Therefore, it is currently not possible to widen this segment. However, as part of the site plan application, the Applicant proposes to dedicate right of way along the site frontage on Bryan Road, which will accommodate any future widening of this segment of Bryan Road that may be needed.

Furthermore, it is anticipated that the Applicant will construct right-turn deceleration lanes at the two proposed site driveways. Exact parameters related to these lanes will be determined during the platting process.

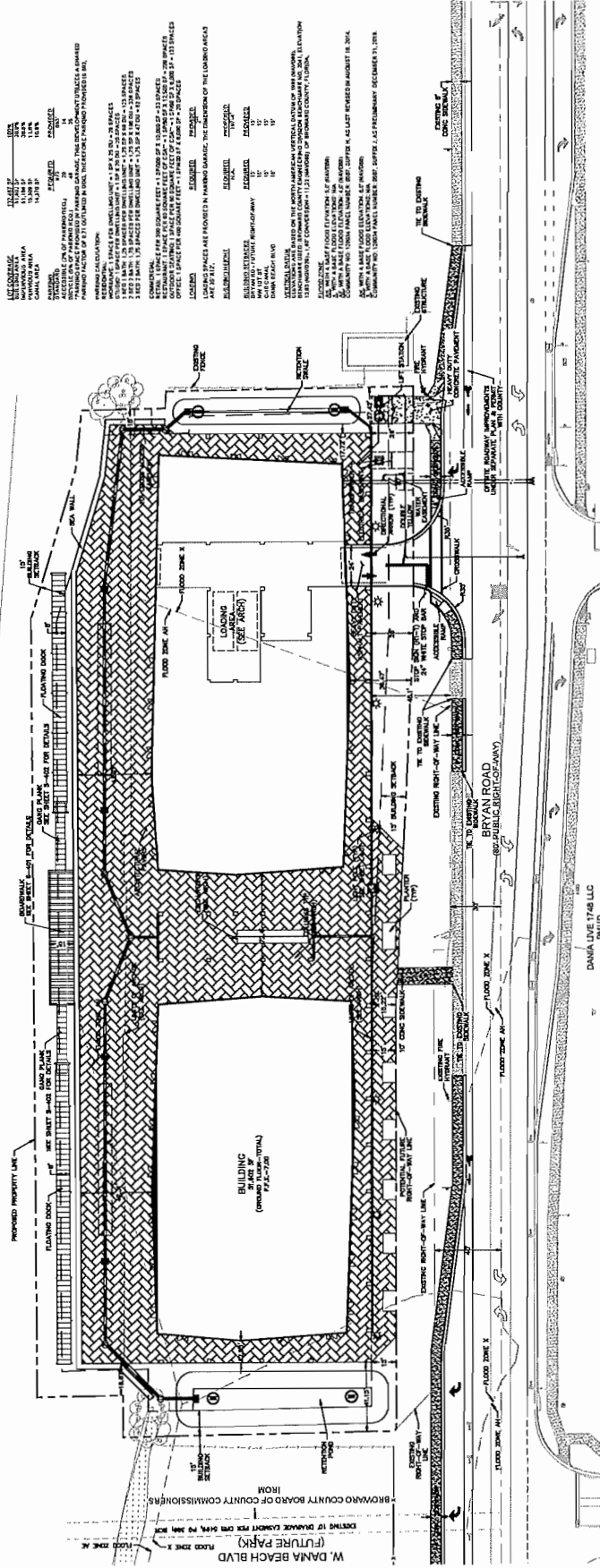
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APPENDIX A: SITE PLAN

SITE PLAN

KIMLEY-HORN & ASSOCIATES, INC.
445 24TH STREET, SUITE 200, WEST PALM BEACH, FL 33409
PHONE: 772-784-1100
WWW.KIMLEY-HORN.COM CA 00000615

Revisions	Date	By

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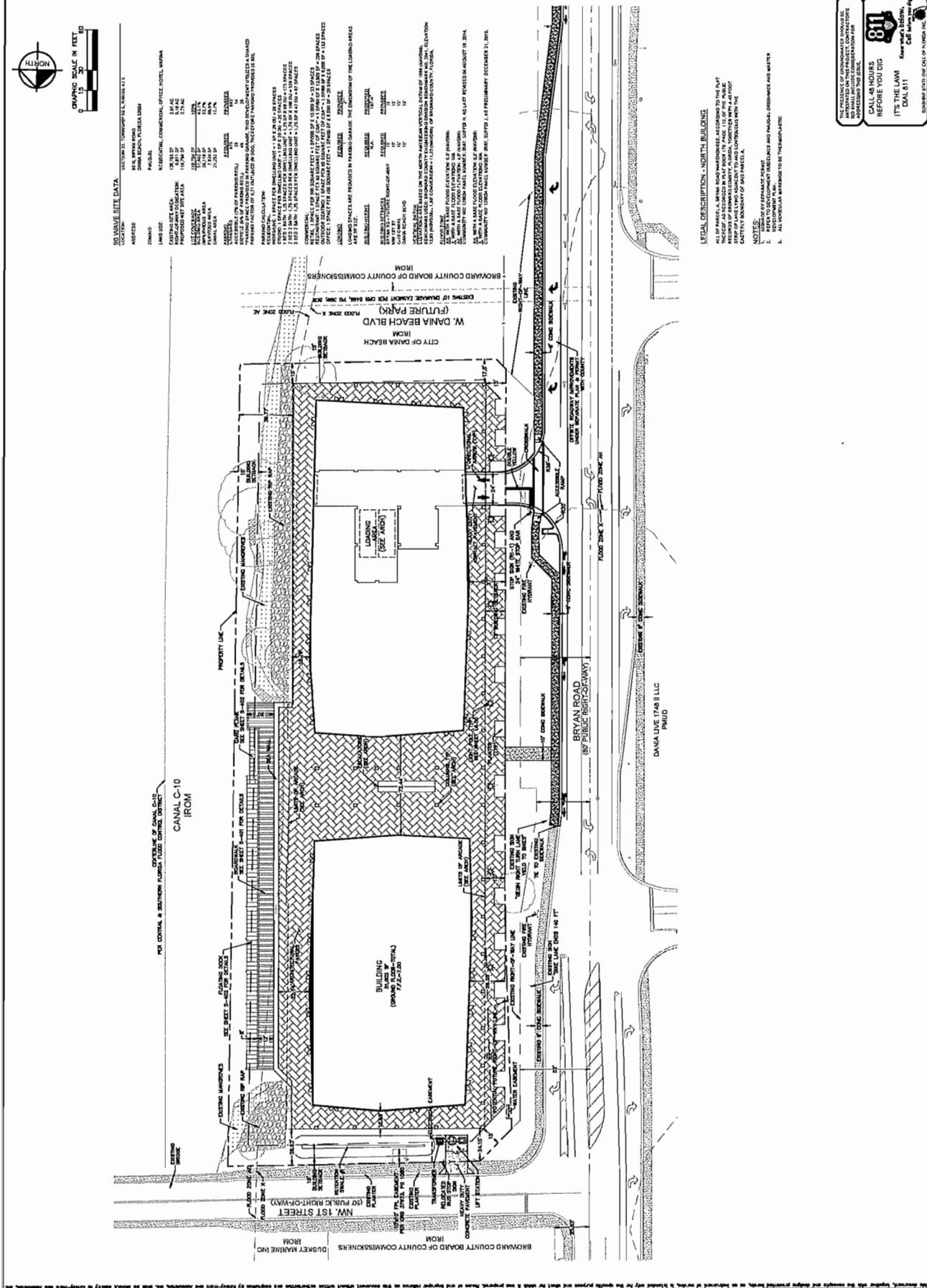
90 WAVE
PREPARED FOR
DANIA BEACH MARINE CORP.

SITE PLAN

147706000	DATE
147706000	DATE
SCALE AS SHOWN	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	

LICKSSEN PROFESSIONAL
 JACOB B. LICKSSEN, P.E.
 11000A UPPER MARLBOROUGH
 08357
 DATE

Kimley»Horn
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445 N 21ST STREET, SUITE 100, VERO BEACH, FL 33460
PHONE: 772-774-1100
WWW.KIMLEY-HORN.COM CA 00000888

[illegible][illegible]

WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS							NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	ITE Rate/Formula	R2	In	Out	Total
GROUP 1	1	General Commercial	10	820	638,287	ksf	269		191	78	269
	2	General Office Building	10	710	506	ksf	442		402	40	442
	3	Mid-Rise Apartment	10	221	600	DU	192		48	144	192
	4	High-Rise Apartment	10	222	400	DU	121		28	93	121
	5	Hotel	10	310	350	Room	138		84	54	138
	6	Drive-In Bank	10	912	7	ksf	35		23	12	35
	7										
	8										
	9										
	10										
	11										
	12										
	13										
	14										
	15										
		ITE Land Use Code		Rate or Equation					776	421	1,197
		820		Y=0.5*(X)+151.78							
		710		Y=0.94*(X)+26.49							
		221		LN(Y) = 0.98*LN(X)+-0.98							
		222		Y=0.28*(X)+12.86							
		310		Y=0.5*(X)+-5.34							
		912		Y=9.5(X)							

WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS						NET NEW EXTERNAL TRIPS			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	ITE Rate/Forumla	R2	In	Out	Total
GROUP 2	1	General Commercial	10	820	638.287	ksf	1126		520	606	1,126
	2	General Office Building	10	710	506	ksf	407		23	384	407
	3	Mid-Rise Apartment	10	221	600	DU	123		89	34	123
	4	High-Rise Apartment	10	222	400	DU	73		52	21	73
	5	Hotel	10	310	350	Room	190		97	93	190
	6	Drive-In Bank	10	912	7	ksf	64		32	32	64
	7										
	8										
	9										
	10										
	11										
	12										
	13										
	14										
	15										
		ITE Land Use Code		Rate or Equation					813	1,170	1,983
		820		$LN(Y) = 0.74*LN(X)+2.89$							
		710		$LN(Y) = 0.95*LN(X)+0.36$							
		221		$LN(Y) = 0.96*LN(X)+-0.63$							
		222		$Y=0.34*(X)+8.56$							
		310		$Y=0.75*(X)+-26.02$							
		912		$Y=20.45(X)$							

Number		North		South		East		West		Timing Measurement Count 80 Minute Counts																															
		2 Bryan Rd		Bryan Rd		Old Griffin Rd		Old Griffin Rd				DATE		TIME		INTD		NSL		NBT		MGR		SBL		SSR		EBL		EJT		EBR		WBL		WBT		WHR			
1						Search		Search		East						1		133		63		71		48		171		17		218		17		23		38		44			
2		Bryan Rd		Bryan Rd		Bryan Rd		Bryan Rd		Old Griffin Rd						2												277		33		27		33		23		38		44	
3		Bryan Rd		Bryan Rd		Bryan Rd		Bryan Rd		Sliding Rd						3																									

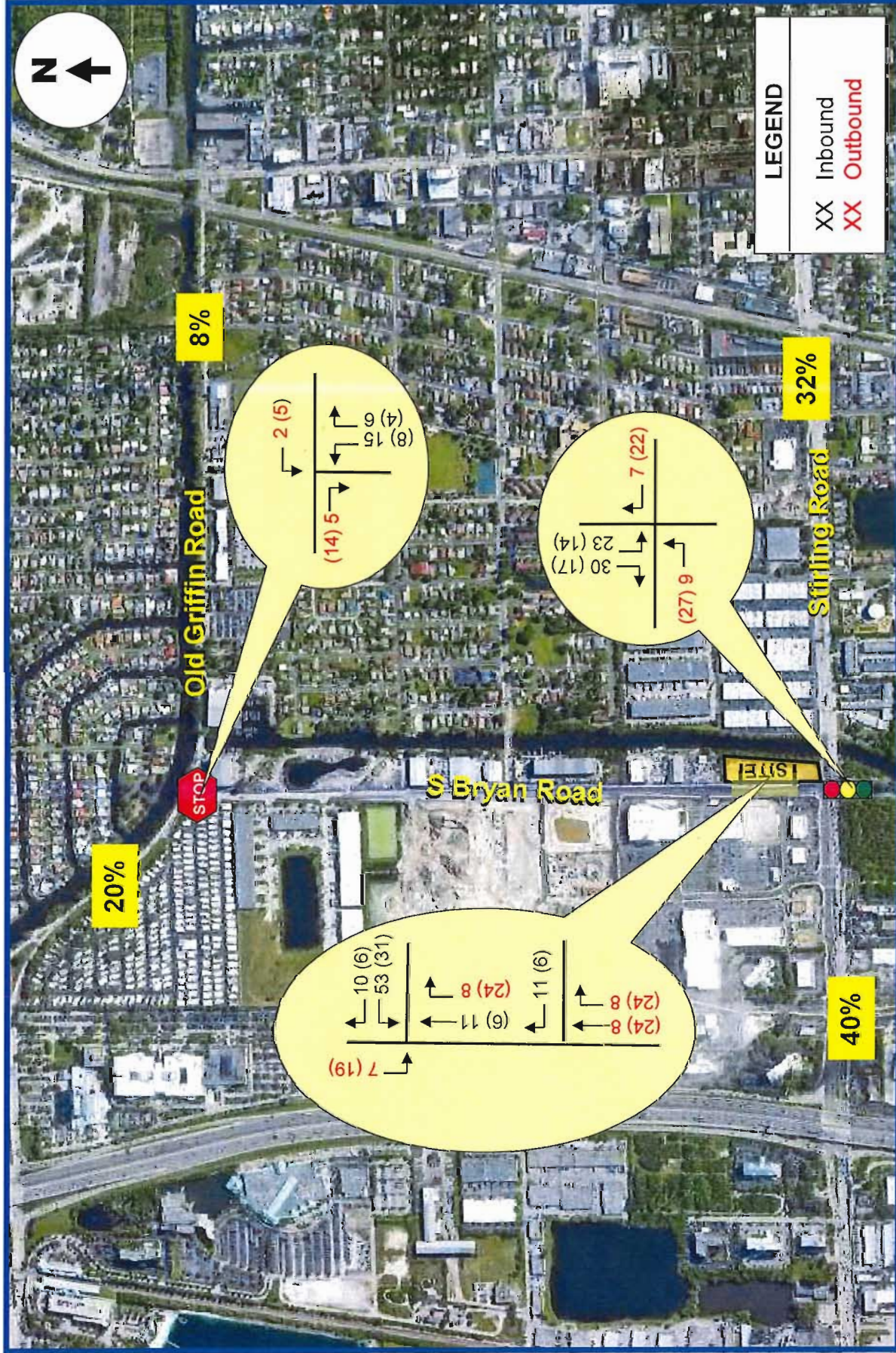


FIGURE 4
 150 S. Bryan Road
 Dania Beach, Florida

NEW PROJECT TRAFFIC ASSIGNMENT
AM & (PM) New Peak Hour Trips

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Danla Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

Total

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	15	0	29	0	30	174	0	0	0	154	9	0	411
7:15 AM	0	0	0	0	10	0	25	0	23	206	0	3	0	181	8	0	456
7:30 AM	0	0	0	0	17	1	34	0	29	171	0	0	0	201	12	0	465
7:45 AM	0	0	0	0	25	0	34	1	29	234	0	0	0	209	16	0	548
8:00 AM	0	0	0	0	19	0	45	1	32	217	0	3	0	175	16	0	508
8:15 AM	0	0	0	0	10	0	23	0	36	251	0	0	0	201	10	0	531
8:30 AM	0	0	0	0	21	0	29	0	32	240	0	1	0	258	13	0	594
8:45 AM	0	0	0	0	24	0	21	0	31	243	0	1	0	230	12	0	562
TOTAL VOLUMES :	NL 0	NT 0	NR 0	NU 0	SL 141	ST 1	SR 240	SU 2	EL 242	ET 1736	ER 0	EU 8	WL 0	WT 1609	WR 96	WU 0	TOTAL 4075
APPROACH %'s :					36.72%	0.26%	62.50%	0.52%	12.19%	87.41%	0.00%	0.40%	0.00%	94.37%	5.63%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	74	0	118	1	131	951	0	5	0	864	51	0	2195
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.771	0.000	0.656	0.250	0.910	0.947	0.000	0.417	0.000	0.837	0.797	0.000	0.924
					0.742				0.947				0.844				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	40	0	26	0	24	225	0	0	0	159	15	0	489
4:15 PM	0	0	0	0	39	0	67	0	23	235	0	0	0	391	19	0	774
4:30 PM	0	0	0	0	40	0	55	1	17	208	0	1	0	311	12	0	645
4:45 PM	0	0	0	0	36	0	43	0	19	248	0	0	0	295	17	0	658
5:00 PM	0	0	0	0	37	0	60	0	36	263	0	0	0	353	19	0	768
5:15 PM	0	0	0	0	42	0	48	2	21	216	0	1	0	301	21	0	652
5:30 PM	0	0	0	0	36	0	51	2	31	239	0	2	0	291	19	0	671
5:45 PM	0	0	0	0	59	0	61	1	17	236	0	3	0	231	13	1	622
TOTAL VOLUMES :	NL 0	NT 0	NR 0	NU 0	SL 329	ST 0	SR 411	SU 6	EL 188	ET 1870	ER 0	EU 7	WL 0	WT 2332	WR 135	WU 1	TOTAL 5279
APPROACH %'s :					44.10%	0.00%	55.09%	0.80%	9.10%	90.56%	0.00%	0.34%	0.00%	94.49%	5.47%	0.04%	
PEAK HR :	04:15 PM - 05:15 PM																TOTAL
PEAK HR VOL :	0	0	0	0	152	0	225	1	95	954	0	1	0	1350	67	0	2845
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.950	0.000	0.840	0.250	0.660	0.907	0.000	0.250	0.000	0.863	0.682	0.000	0.919
					0.892				0.878				0.864				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

Cars

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	14	0	27	0	29	170	0	0	0	148	7	0	395
7:15 AM	0	0	0	0	10	0	23	0	23	201	0	3	0	171	8	0	439
7:30 AM	0	0	0	0	17	1	34	0	29	164	0	0	0	195	11	0	451
7:45 AM	0	0	0	0	24	0	33	1	27	228	0	0	0	199	16	0	528
8:00 AM	0	0	0	0	19	0	44	1	31	208	0	3	0	165	16	0	487
8:15 AM	0	0	0	0	8	0	21	0	35	238	0	0	0	194	10	0	506
8:30 AM	0	0	0	0	18	0	25	0	30	226	0	1	0	244	12	0	556
8:45 AM	0	0	0	0	22	0	20	0	31	229	0	1	0	222	11	0	536
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	132	1	227	2	235	1664	0	8	0	1538	91	0	3898
PEAK HR :	08:00 AM - 09:00 AM				36.46%	0.28%	62.71%	0.55%	12.32%	87.26%	0.00%	0.42%	0.00%	94.41%	5.59%	0.00%	
PEAK HR VOL :	0	0	0	0	67	0	110	1	127	901	0	5	0	825	49	0	2085
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.761	0.000	0.625	0.250	0.907	0.946	0.000	0.417	0.000	0.845	0.766	0.000	0.938
							0.695			0.946				0.854			
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	40	0	24	0	23	218	0	0	0	146	15	0	466
4:15 PM	0	0	0	0	38	0	66	0	21	230	0	0	0	382	18	0	755
4:30 PM	0	0	0	0	38	0	52	1	16	205	0	1	0	300	11	0	624
4:45 PM	0	0	0	0	35	0	40	0	17	245	0	0	0	286	15	0	638
5:00 PM	0	0	0	0	36	0	58	0	35	257	0	0	0	343	18	0	747
5:15 PM	0	0	0	0	42	0	47	2	21	208	0	1	0	293	20	0	634
5:30 PM	0	0	0	0	35	0	49	2	29	237	0	2	0	289	18	0	661
5:45 PM	0	0	0	0	59	0	60	1	17	233	0	3	0	225	13	1	612
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	323	0	396	6	179	1833	0	7	0	2264	128	1	5137
PEAK HR :	04:15 PM - 05:15 PM				44.55%	0.00%	51.62%	0.83%	8.87%	90.79%	0.00%	0.35%	0.00%	94.61%	5.35%	0.04%	
PEAK HR VOL :	0	0	0	0	147	0	216	1	89	937	0	1	0	1311	62	0	2764
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.967	0.000	0.818	0.250	0.636	0.911	0.000	0.250	0.000	0.858	0.861	0.000	0.915
							0.875			0.879				0.858			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

HT

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	1	0	2	0	1	4	0	0	0	6	2	0	16
7:15 AM	0	0	0	0	0	0	2	0	0	5	0	0	0	10	0	0	17
7:30 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	6	1	0	14
7:45 AM	0	0	0	0	1	0	1	0	2	6	0	0	0	10	0	0	20
8:00 AM	0	0	0	0	0	0	1	0	1	9	0	0	0	10	0	0	21
8:15 AM	0	0	0	0	2	0	2	0	1	13	0	0	0	7	0	0	25
8:30 AM	0	0	0	0	3	0	4	0	2	14	0	0	0	14	1	0	38
8:45 AM	0	0	0	0	2	0	1	0	0	14	0	0	0	8	1	0	26
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	9	0	13	0	7	72	0	0	0	71	5	0	177
PEAK HR :	09:00 AM - 09:00 AM				40.91%	0.00%	59.09%	0.00%	8.86%	91.14%	0.00%	0.00%	0.00%	93.42%	6.58%	0.00%	
PEAK HR VOL :	0	0	0	0	7	0	8	0	4	50	0	0	0	39	2	0	TOTAL
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.583	0.000	0.500	0.000	0.500	0.893	0.000	0.000	0.000	0.696	0.500	0.000	110
							0.536				0.844				0.683		0.721
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	0	0	2	0	1	7	0	0	0	13	0	0	23
4:15 PM	0	0	0	0	1	0	1	0	2	5	0	0	0	9	1	0	19
4:30 PM	0	0	0	0	2	0	3	0	1	3	0	0	0	11	1	0	21
4:45 PM	0	0	0	0	1	0	3	0	2	3	0	0	0	9	2	0	20
5:00 PM	0	0	0	0	1	0	2	0	1	6	0	0	0	10	1	0	21
5:15 PM	0	0	0	0	0	0	1	0	0	8	0	0	0	8	1	0	18
5:30 PM	0	0	0	0	1	0	2	0	2	2	0	0	0	2	1	0	10
5:45 PM	0	0	0	0	0	0	1	0	0	3	0	0	0	6	0	0	10
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	6	0	15	0	9	37	0	0	0	68	7	0	142
PEAK HR :	04:15 PM - 05:15 PM				28.57%	0.00%	71.43%	0.00%	19.57%	80.43%	0.00%	0.00%	0.00%	90.67%	9.33%	0.00%	
PEAK HR VOL :	0	0	0	0	5	0	9	0	6	17	0	0	0	39	5	0	TOTAL
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.625	0.000	0.750	0.000	0.750	0.708	0.000	0.000	0.000	0.886	0.625	0.000	81
							0.700				0.821				0.917		0.964

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach
Control: Signalized

Project ID: 19-03588-001
Date: 9/12/2019

Bikes

NS/EW Streets:	Bryan Rd				Bryan Rd				Stirling Rd				Stirling Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
8:00 AM	0	0	0	0	0	0	3	0	0	0	0	0	0	3	2	0	8
8:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	1	0	0	0	2	0	0	0	0	1	2	0	6
8:45 AM	0	0	0	0	1	0	2	0	0	1	0	0	0	2	1	0	7
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	2	0	5	0	2	5	0	0	0	7	6	0	27
					28.57%	0.00%	71.43%	0.00%	28.57%	71.43%	0.00%	0.00%	0.00%	53.85%	46.15%	0.00%	
PEAK HR :	08:00 AM - 09:00 AM				2	0	5	0	2	2	0	0	0	6	5	0	TOTAL
PEAK HR VOL :	0	0	0	0	2	0	5	0	2	2	0	0	0	6	5	0	22
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.500	0.000	0.417	0.000	0.250	0.500	0.000	0.000	0.000	0.500	0.625	0.000	0.688
							0.583			0.500					0.550		
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	3
4:15 PM	0	0	0	0	1	0	0	0	2	0	0	0	0	2	1	0	6
4:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	3
5:00 PM	0	0	0	0	1	0	0	0	1	1	0	0	0	1	1	0	5
5:15 PM	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0	0	3
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	4	0	2	0	6	1	0	0	0	8	5	0	26
					66.67%	0.00%	33.33%	0.00%	85.71%	14.29%	0.00%	0.00%	0.00%	61.54%	38.46%	0.00%	
PEAK HR :	04:15 PM - 05:15 PM				2	0	0	0	4	1	0	0	0	4	4	0	TOTAL
PEAK HR VOL :	0	0	0	0	2	0	0	0	4	1	0	0	0	4	4	0	15
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.500	0.250	0.000	0.000	0.000	0.500	0.500	0.000	0.625
							0.500			0.625					0.667		

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Stirling Rd
City: Dania Beach

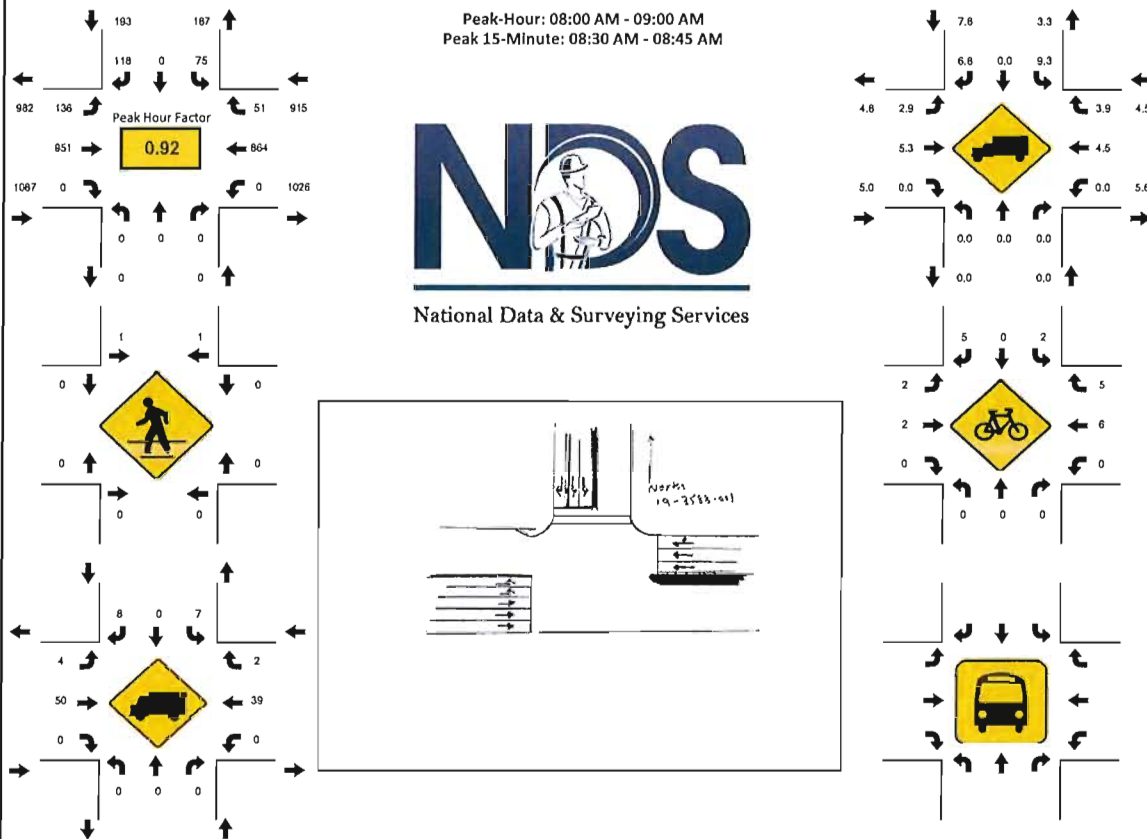
Project ID: 19-03588-001
Date: 9/12/2019

Pedestrians (Crosswalks)

NS/EW Streets:	Bryan Rd		Bryan Rd		Stirling Rd		Stirling Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	1	4	0	0	0	0	0	0	5
7:30 AM	2	0	0	0	0	0	0	0	2
7:45 AM	1	1	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	1	1	0	0	0	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 5	WB 6	EB 0	WB 0	NB 0	SB 0	NB 0	SB 0	TOTAL 11
APPROACH %'s :	45.45%	54.55%							
PEAK HR :	08:00 AM - 09:00 AM								TOTAL 2
PEAK HR VOL :	1	1	0	0	0	0	0	0	
PEAK HR FACTOR :	0.250	0.250							0.250
		0.250							

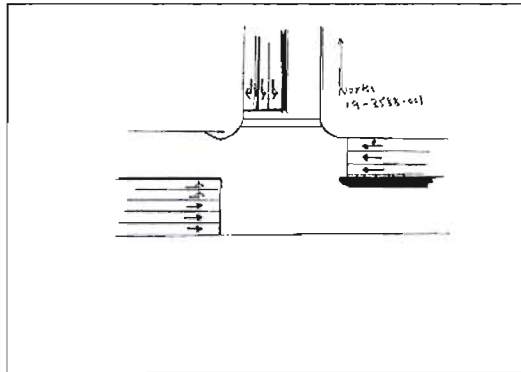
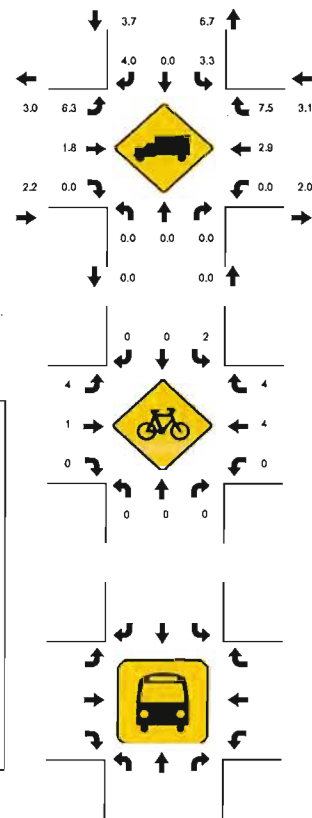
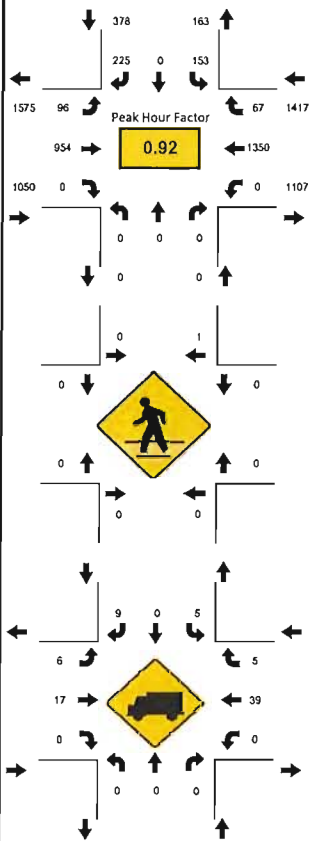
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	1	0	0	0	0	0	0	1
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 0	WB 1	EB 0	WB 0	NB 0	SB 0	NB 0	SB 0	TOTAL 1
APPROACH %'s :	0.00%	100.00%							
PEAK HR :	04:15 PM - 05:15 PM								TOTAL 1
PEAK HR VOL :	0	1	0	0	0	0	0	0	
PEAK HR FACTOR :		0.250							0.250
		0.250							

PROJECT ID: 19-03588-001
DATE: 09/12/2019



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					Stirling Rd Eastbound					Stirling Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	0	0	0		15	0	29	0		30	174	0	0		0	154	9	0		411	1880
07:15 AM	0	0	0	0		10	0	25	0		23	206	0	3		0	181	8	0		456	1977
07:30 AM	0	0	0	0		17	1	34	0		29	171	0	0		0	201	12	0		465	2052
07:45 AM	0	0	0	0		25	0	34	1		29	234	0	0		0	209	16	0		548	2181
08:00 AM	0	0	0	0		19	0	45	1		32	217	0	3		0	175	16	0		508	2195
08:15 AM	0	0	0	0		10	0	23	0		36	251	0	0		0	201	10	0		531	1687
08:30 AM	0	0	0	0		21	0	29	0		32	240	0	1		0	258	13	0		594	1156
08:45 AM	0	0	0	0		24	0	21	0		31	243	0	1		0	230	12	0		562	562
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		96	0	180	4		144	1004	0	12		0	1032	64	0		2536	
Heavy Trucks	0	0	0			12	0	16			8	56	0			0	56	4			152	
Pedestrians								8				0					0				8	
Bicycles	0	0	0			4	0	12			8	4	0			0	12	8			48	
Railroad Stopped Buses																						

PROJECT ID: 19-03588-001
DATE: 09/12/2019

[illegible]

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & NW 1st St
City: Danla Beach
Control: 1-Way Stop (EB)

Project ID: 19-03588-002
Date: 9/12/2019

Total

NS/EW Streets:	Bryan Rd				Bryan Rd				NW 1st St				NW 1st St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	31	5	0	12	22	0	0	0	0	0	0	27	0	12	0	109
7:15 AM	0	20	14	0	21	29	0	0	0	0	0	0	22	0	22	0	128
7:30 AM	0	22	14	0	16	30	0	0	0	0	0	0	35	0	18	0	135
7:45 AM	0	42	15	0	17	55	0	0	0	0	0	0	33	0	13	0	175
8:00 AM	0	34	11	0	4	44	0	0	0	0	0	0	18	0	16	0	127
8:15 AM	0	31	20	0	9	36	0	0	0	0	0	0	23	0	16	0	135
8:30 AM	0	30	6	0	14	47	0	0	0	0	0	0	11	0	12	0	120
8:45 AM	0	25	11	0	9	53	0	0	0	0	0	0	22	0	16	0	136
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	235	96	0	102	316	0	0	0	0	0	0	191	0	125	0	1065
	0.00%	71.00%	29.00%	0.00%	24.40%	75.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	60.44%	0.00%	39.56%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM				46	165	0	0	0	0	0	0	109	0	63	0	TOTAL
PEAK HR VOL :	0	129	60	0	0.676	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.779	0.000	0.875	0.000	572
PEAK HR FACTOR :	0.000	0.768	0.750	0.000	0.676	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.779	0.000	0.875	0.000	0.817
	0.829				0.733								0.811				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	22	14	0	18	64	0	0	0	0	0	0	21	0	13	0	152
4:15 PM	0	19	18	0	20	69	0	0	0	0	0	0	28	0	19	0	173
4:30 PM	0	28	13	0	19	68	0	0	0	0	0	0	27	0	16	0	171
4:45 PM	0	22	13	0	12	88	0	0	0	0	0	0	19	0	8	0	162
5:00 PM	0	31	24	0	17	102	0	0	0	0	0	0	19	0	14	0	207
5:15 PM	0	33	19	0	15	111	0	0	0	0	0	0	22	0	12	0	212
5:30 PM	0	28	19	0	23	96	0	0	0	0	0	0	13	0	12	0	191
5:45 PM	0	26	16	0	19	87	0	0	0	0	0	0	23	0	7	0	178
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	209	136	0	143	685	0	0	0	0	0	0	172	0	101	0	1446
	0.00%	60.58%	39.42%	0.00%	17.27%	82.73%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	63.00%	0.00%	37.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM				74	396	0	0	0	0	0	0	77	0	45	0	TOTAL
PEAK HR VOL :	0	118	78	0	0.804	0.892	0.000	0.000	0.000	0.000	0.000	0.000	0.837	0.000	0.804	0.000	788
PEAK HR FACTOR :	0.000	0.894	0.813	0.000	0.804	0.892	0.000	0.000	0.000	0.000	0.000	0.000	0.837	0.000	0.804	0.000	0.929
	0.891				0.933								0.897				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & NW 1st St
City: Dania Beach
Control: 1-Way Stop (EB)

Project ID: 19-03588-002
Date: 9/12/2019

Cars

NS/EW Streets:	Bryan Rd				Bryan Rd				NW 1st St				NW 1st St				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	28	5	0	11	22	0	0	0	0	0	0	25	0	12	0	103
7:15 AM	0	20	14	0	21	27	0	0	0	0	0	0	22	0	21	0	125
7:30 AM	0	21	14	0	15	29	0	0	0	0	0	0	35	0	18	0	132
7:45 AM	0	39	15	0	15	53	0	0	0	0	0	0	33	0	12	0	167
8:00 AM	0	33	11	0	4	42	0	0	0	0	0	0	18	0	16	0	124
8:15 AM	0	29	20	0	7	33	0	0	0	0	0	0	22	0	15	0	126
8:30 AM	0	28	6	0	14	44	0	0	0	0	0	0	11	0	12	0	115
8:45 AM	0	24	9	0	8	49	0	0	0	0	0	0	21	0	15	0	126
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0	222	94	0	95	299	0	0	0	0	0	0	187	0	121	0	1018
	0.00%	70.25%	29.75%	0.00%	24.11%	75.89%	0.00%	0.00%	0	0	0	0	60.71%	0.00%	39.29%	0.00%	
PEAK HR:	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL:	0	122	60	0	41	157	0	0	0	0	0	0	108	0	61	0	549
PEAK HR FACTOR:	0.00	0.782	0.750	0.000	0.683	0.741	0.000	0.000	0.000	0.000	0.000	0.000	0.771	0.000	0.847	0.000	0.822
	0.843				0.728								0.797				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	21	14	0	17	58	0	0	0	0	0	0	21	0	13	0	144
4:15 PM	0	16	16	0	19	67	0	0	0	0	0	0	28	0	18	0	164
4:30 PM	0	27	12	0	17	67	0	0	0	0	0	0	24	0	14	0	161
4:45 PM	0	21	13	0	12	82	0	0	0	0	0	0	18	0	8	0	154
5:00 PM	0	31	24	0	16	101	0	0	0	0	0	0	19	0	13	0	204
5:15 PM	0	32	18	0	15	111	0	0	0	0	0	0	22	0	12	0	210
5:30 PM	0	25	19	0	22	95	0	0	0	0	0	0	12	0	11	0	184
5:45 PM	0	26	16	0	19	87	0	0	0	0	0	0	23	0	7	0	178
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:	0	199	132	0	137	668	0	0	0	0	0	0	167	0	96	0	1399
	0.00%	60.12%	39.88%	0.00%	17.02%	82.98%	0.00%	0.00%	0	0	0	0	63.50%	0.00%	36.50%	0.00%	
PEAK HR:	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL:	0	114	77	0	72	394	0	0	0	0	0	0	76	0	43	0	776
PEAK HR FACTOR:	0.00	0.891	0.802	0.000	0.818	0.887	0.000	0.000	0.000	0.000	0.000	0.000	0.826	0.000	0.827	0.000	0.924
	0.868				0.925								0.875				

National Data & Surveying Services

Location: Bryan Rd & NW 1st St

City: Dania Beach

Control: 1-Way Stop (EB)

Project ID: 19-03588-002

Date: 9/12/2019

HT

[illegible]

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	1	0	0	1	6	0	0	0	0	0	0	0	0	0	0	8
4:15 PM	0	3	2	0	1	2	0	0	0	0	0	0	0	0	1	0	9
4:30 PM	0	1	1	0	2	1	0	0	0	0	0	0	3	0	2	0	10
4:45 PM	0	1	0	0	0	6	0	0	0	0	0	0	1	0	0	0	8
5:00 PM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	0	3
5:15 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	3	0	0	1	1	0	0	0	0	0	0	1	0	1	0	7
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL 0	NT 10	NR 4	NU 0	SL 6	ST 17	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 5	WT 0	WR 5	WU 0	TOTAL 47
APPROACH %'s :	0.00%	71.43%	28.57%	0.00%	26.09%	73.91%	0.00%	0.00%					50.00%	0.00%	50.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL 12
PEAK HR VOL :	0	4	1	0	2	2	0	0	0	0	0	0	1	0	2	0	
PEAK HR FACTOR :	0.00	0.333	0.250	0.000	0.500	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.500	0.000	0.429
	0.417				0.500								0.375				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & NW 1st St
City: Dania Beach
Control: 1-Way Stop (EB)

Project ID: 19-03588-002
Date: 9/12/2019

Bikes

NS/EW Streets:	Bryan Rd				Bryan Rd				NW 1st St				NW 1st St				
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
8:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	3	0	0	1	2	0	0	0	0	0	0	1	0	2	0	9
	0.00%	100.00%	0.00%	0.00%	33.33%	66.67%	0.00%	0.00%	0	0	0	0	33.33%	0.00%	66.67%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM				0	0	0	0	0	0	0	0	1	0	2	0	5
PEAK HR VOL :	0	2	0	0	0	0	0	0	0	0	0	0	0.250	0.000	0.250	0.000	0.625
PEAK HR FACTOR :	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.250	0.000	0.625
	0.500												0.375				
PM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
4:45 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	3	0	0	4	2	0	0	0	0	0	0	0	0	0	0	9
	0.00%	100.00%	0.00%	0.00%	66.67%	33.33%	0.00%	0.00%	0	0	0	0	0.000	0.000	0.000	0.000	
PEAK HR :	05:00 PM - 06:00 PM				2	1	0	0	0	0	0	0	0	0	0	0	3
PEAK HR VOL :	0	0	0	0	0.250	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.250	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
					0.250												

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & NW 1st St
City: Dania Beach

Project ID: 19-03588-002
Date: 9/12/2019

Pedestrians (Crosswalks)

NS/EW Streets:	Bryan Rd		Bryan Rd		NW 1st St		NW 1st St		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	1	0	0	0	1
7:45 AM	0	0	0	1	0	2	0	0	3
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	1	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	1	0	1	1	2	0	0	5
	0.00%	100.00%	0.00%	100.00%	33.33%	66.67%			
PEAK HR :	07:30 AM - 08:30 AM								TOTAL
PEAK HR VOL :	0	0	0	1	1	2	0	0	4
PEAK HR FACTOR :				0.250	0.250	0.250			0.333
				0.250		0.375			

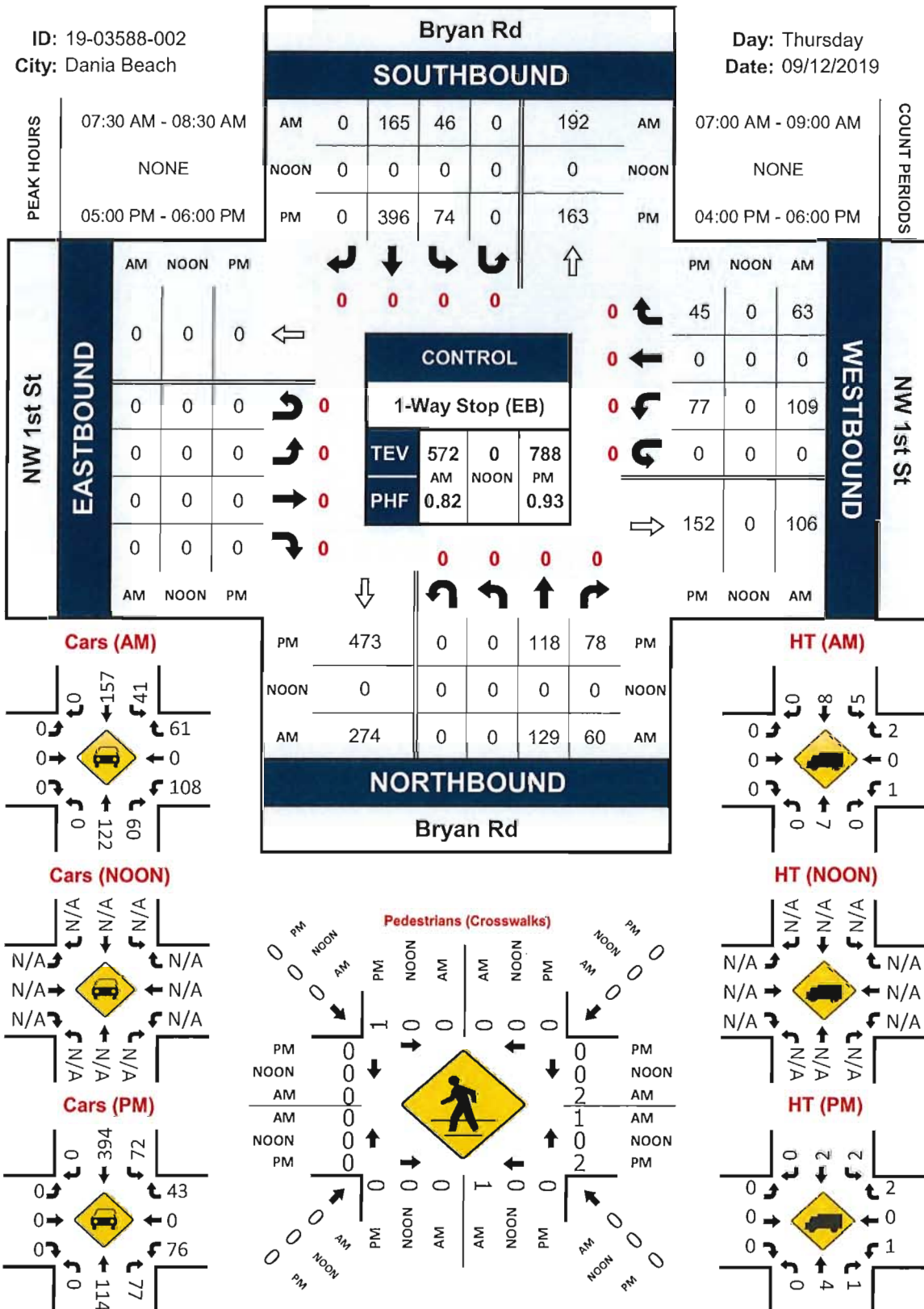
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	2	0	0	2
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	1	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	2	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	1	0	0	0	2	2	0	0	5
	100.00%	0.00%			50.00%	50.00%			
PEAK HR :	05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :	1	0	0	0	2	0	0	0	3
PEAK HR FACTOR :	0.250				0.250				0.375
		0.250				0.250			

Bryan Rd & NW 1st St

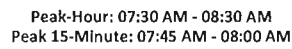
Peak Hour Turning Movement Count

ID: 19-03588-002
City: Dania Beach

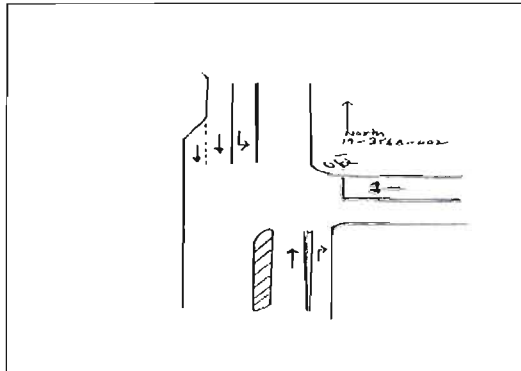
Day: Thursday
Date: 09/12/2019



PROJECT ID: 19-03588-002
DATE: 09/12/2019



National Data & Surveying Services



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					NW 1st St Eastbound					NW 1st St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	31	5	0		12	22	0	0		0	0	0	0		27	0	12	0		109	547
07:15 AM	0	20	14	0		21	29	0	0		0	0	0	0		22	0	22	0		128	565
07:30 AM	0	22	14	0		16	30	0	0		0	0	0	0		35	0	18	0		135	572
07:45 AM	0	42	15	0		17	55	0	0		0	0	0	0		33	0	13	0		175	557
08:00 AM	0	34	11	0		4	44	0	0		0	0	0	0		18	0	16	0		127	518
08:15 AM	0	31	20	0		9	38	0	0		0	0	0	0		23	0	16	0		135	391
08:30 AM	0	30	6	0		14	47	0	0		0	0	0	0		11	0	12	0		120	256
08:45 AM	0	25	11	0		9	53	0	0		0	0	0	0		22	0	16	0		136	136
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	168	80	0		68	220	0	0		0	0	0	0		140	0	72	0		748	
Heavy Trucks	0	12	0			8	12	0			0	0	0			4	0	4			40	
Pedestrians		4					0					0					6				12	
Bicycles	0	4	0			0	0	0			0	0	0			4	0	8			16	
Railroad Stopped Buses																						

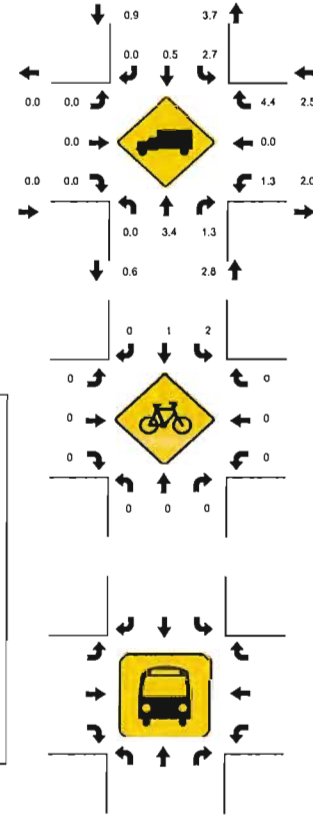
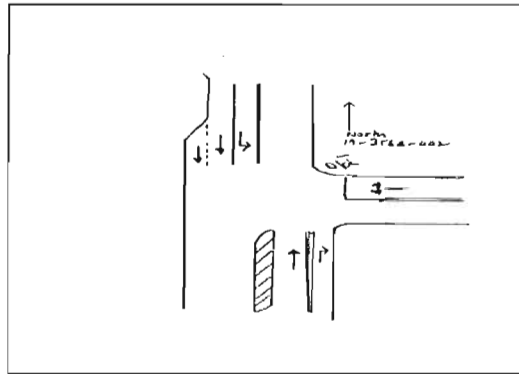
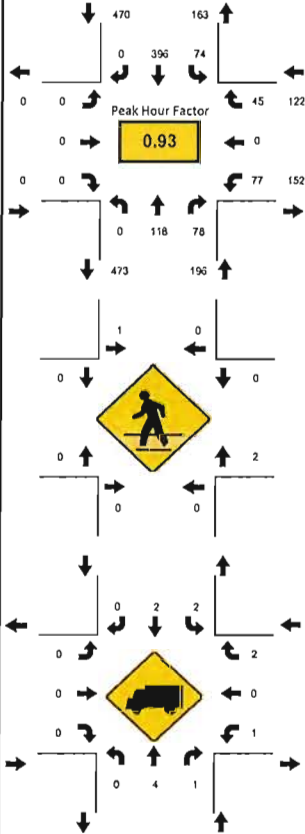
LOCATION: Bryan Rd & NW 1st St
CITY/STATE: Dania Beach, FL

PROJECT ID: 19-03588-002
DATE: 09/12/2019

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services



15-Min Count Period Beginning At	Bryan Rd Northbound					Bryan Rd Southbound					NW 1st St Eastbound					NW 1st St Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	22	14	0		18	64	0	0		0	0	0	0		21	0	13	0		152	658
04:15 PM	0	19	18	0		20	69	0	0		0	0	0	0		28	0	19	0		173	713
04:30 PM	0	28	13	0		19	68	0	0		0	0	0	0		27	0	16	0		171	752
04:45 PM	0	22	13	0		12	88	0	0		0	0	0	0		19	0	8	0		162	772
05:00 PM	0	31	24	0		17	102	0	0		0	0	0	0		19	0	14	0		207	788
05:15 PM	0	33	19	0		15	111	0	0		0	0	0	0		22	0	12	0		212	581
05:30 PM	0	28	19	0		23	96	0	0		0	0	0	0		13	0	12	0		191	369
05:45 PM	0	26	16	0		19	87	0	0		0	0	0	0		23	0	7	0		178	178
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	132	96	0		92	444	0	0		0	0	0	0		92	0	56	0		912	
Heavy Trucks	0	12	4			4	4	0			0	0	0			4	0	4			32	
Pedestrians								4										8			12	
Bicycles	0	0	0			8	4	0			0	0	0			0	0	0			12	
Railroad																						
Stopped Buses																						

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
 City: Danla Beach
 Control: 1-Way Stop (NB)

Project ID: 19-03588-003
 Date: 9/12/2019

Total

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	28	0	3	0	0	0	0	0	0	52	57	0	6	27	0	0	173
7:15 AM	27	0	2	0	0	0	0	0	0	37	47	0	2	34	0	0	149
7:30 AM	29	0	2	0	0	0	0	0	0	50	48	0	7	42	0	0	178
7:45 AM	24	0	12	0	0	0	0	0	0	66	78	0	8	59	0	0	247
8:00 AM	29	0	6	0	0	0	0	0	0	53	38	0	12	53	0	0	191
8:15 AM	22	0	11	0	0	0	0	0	0	36	39	0	12	44	0	0	164
8:30 AM	20	0	8	0	0	0	0	0	0	56	64	0	7	36	0	0	191
8:45 AM	30	0	14	0	0	0	0	0	0	44	51	0	9	46	0	0	194
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	209	0	58	0	0	0	0	0	0	394	422	0	63	341	0	0	1487
	78.28%	0.00%	21.72%	0.00%					0.00%	48.28%	51.72%	0.00%	15.59%	84.41%	0.00%	0.00%	
PEAK HR :	07:45 AM - 08:45 AM																TOTAL
PEAK HR VOL :	95	0	37	0	0	0	0	0	0	211	219	0	39	192	0	0	793
PEAK HR FACTOR :	0.819	0.000	0.771	0.000	0.000	0.000	0.000	0.000	0.000	0.799	0.702	0.000	0.813	0.814	0.000	0.000	0.803
	0.917								0.747				0.862				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	34	0	7	0	0	0	0	0	0	70	61	0	6	25	0	0	203
4:15 PM	39	0	11	0	0	0	0	0	0	95	66	0	6	32	0	0	249
4:30 PM	51	0	7	0	0	0	0	0	0	56	58	0	15	63	0	0	250
4:45 PM	34	0	5	0	0	0	0	0	0	69	61	0	13	54	0	0	236
5:00 PM	41	0	10	0	0	0	0	0	0	82	75	0	14	61	0	0	283
5:15 PM	40	0	7	0	0	0	0	0	0	70	97	0	17	50	0	0	281
5:30 PM	37	0	10	0	0	0	0	0	0	86	97	1	14	52	0	0	297
5:45 PM	24	0	11	0	0	0	0	0	0	63	88	0	6	43	0	0	235
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	300	0	68	0	0	0	0	0	0	591	603	1	91	380	0	0	2034
	81.52%	0.00%	18.48%	0.00%					0.00%	49.46%	50.46%	0.08%	19.32%	80.68%	0.00%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	152	0	32	0	0	0	0	0	0	307	330	1	58	217	0	0	1097
PEAK HR FACTOR :	0.927	0.000	0.800	0.000	0.000	0.000	0.000	0.000	0.000	0.892	0.851	0.250	0.853	0.889	0.000	0.000	0.923
	0.902								0.867				0.917				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
City: Dania Beach
Control: 1-Way Stop (NB)

Project ID: 19-03588-003
Date: 9/12/2019

Cars

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162
7:15 AM	26	0	1	0	0	0	0	0	0	35	44	0	2	33	0	0	138
7:30 AM	27	0	2	0	0	0	0	0	0	50	45	0	7	41	0	0	172
7:45 AM	23	0	12	0	0	0	0	0	0	63	73	0	8	57	0	0	236
8:00 AM	28	0	6	0	0	0	0	0	0	53	36	0	11	53	0	0	187
8:15 AM	21	0	8	0	0	0	0	0	0	36	33	0	12	43	0	0	153
8:30 AM	18	0	7	0	0	0	0	0	0	55	58	0	7	36	0	0	181
8:45 AM	28	0	14	0	0	0	0	0	0	42	50	0	9	46	0	0	189
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	193	0	52	0	0	0	0	0	0	384	392	0	62	335	0	0	1418
PEAK HR :	78.78%	0.00%	21.22%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	49.48%	50.52%	0.00%	15.62%	84.38%	0.00%	0.00%	
PEAK HR VOL :	90	0	33	0	0	0	0	0	0	207	200	0	38	189	0	0	757
PEAK HR FACTOR :	0.80	0.000	0.688	0.000	0.000	0.000	0.000	0.000	0.000	0.821	0.685	0.000	0.792	0.829	0.000	0.000	0.802
	0.879								0.748				0.873				
	07:45 AM - 08:45 AM																
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194
4:15 PM	32	0	7	0	0	0	0	0	0	69	56	0	6	24	0	0	243
4:30 PM	37	0	10	0	0	0	0	0	0	95	65	0	6	30	0	0	237
4:45 PM	44	0	7	0	0	0	0	0	0	56	54	0	14	62	0	0	232
5:00 PM	33	0	5	0	0	0	0	0	0	69	60	0	13	52	0	0	279
5:15 PM	40	0	10	0	0	0	0	0	0	81	74	0	14	60	0	0	276
5:30 PM	39	0	6	0	0	0	0	0	0	70	96	0	17	48	0	0	291
5:45 PM	35	0	10	0	0	0	0	0	0	85	95	1	14	51	0	0	232
	24	0	11	0	0	0	0	0	0	62	88	0	4	43	0	0	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	284	0	66	0	0	0	0	0	0	587	588	1	88	370	0	0	1984
PEAK HR :	81.14%	0.00%	18.86%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	49.91%	50.00%	0.09%	19.21%	80.79%	0.00%	0.00%	
PEAK HR VOL :	147	0	31	0	0	0	0	0	0	305	325	1	58	211	0	0	1078
PEAK HR FACTOR :	0.92	0.000	0.775	0.000	0.000	0.000	0.000	0.000	0.000	0.897	0.846	0.250	0.853	0.879	0.000	0.000	0.926
	0.890								0.872				0.909				
	04:45 PM - 05:45 PM																

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
City: Dania Beach
Control: 1-Way Stop (NB)

Project ID: 19-03588-003
Date: 9/12/2019

HT

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	2	0	2	0	0	0	0	0	0	2	4	0	0	1	0	0	11
7:15 AM	5	0	0	0	0	0	0	0	0	2	3	0	0	1	0	0	11
7:30 AM	2	0	0	0	0	0	0	0	0	0	3	0	0	1	0	0	6
7:45 AM	1	0	0	0	0	0	0	0	0	3	5	0	0	2	0	0	11
8:00 AM	1	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	4
8:15 AM	1	0	3	0	0	0	0	0	0	0	6	0	0	1	0	0	11
8:30 AM	2	0	1	0	0	0	0	0	0	1	6	0	0	0	0	0	10
8:45 AM	2	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	5
TOTAL VOLUMES:	NL 16	NT 0	NR 6	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 10	ER 30	EU 0	WL 1	WT 6	WR 0	WU 0	TOTAL 69
APPROACH %'s:	72.73%	0.00%	27.27%	0.00%					0.00%	25.00%	75.00%	0.00%	14.29%	85.71%	0.00%	0.00%	
PEAK HR:	07:45 AM - 08:45 AM																TOTAL 36
PEAK HR VOL:	5	0	4	0	0	0	0	0	0	4	19	0	1	3	0	0	36
PEAK HR FACTOR:	0.625	0.000	0.333	0.000	0.000	0.000	0.000	0.000	0.000	0.333	0.792	0.000	0.250	0.375	0.000	0.000	0.818
	0.563									0.719				0.500			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	2	0	0	0	0	0	0	0	0	1	5	0	0	1	0	0	9
4:15 PM	2	0	1	0	0	0	0	0	0	0	1	0	0	2	0	0	6
4:30 PM	7	0	0	0	0	0	0	0	0	0	4	0	1	1	0	0	13
4:45 PM	1	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	4
5:00 PM	1	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	4
5:15 PM	1	0	1	0	0	0	0	0	0	0	1	0	0	2	0	0	5
5:30 PM	2	0	0	0	0	0	0	0	0	1	2	0	0	1	0	0	6
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	3
TOTAL VOLUMES:	NL 16	NT 0	NR 2	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 4	ER 15	EU 0	WL 3	WT 10	WR 0	WU 0	TOTAL 50
APPROACH %'s:	88.89%	0.00%	11.11%	0.00%					0.00%	21.05%	78.95%	0.00%	23.08%	76.92%	0.00%	0.00%	
PEAK HR:	04:45 PM - 05:45 PM																TOTAL 19
PEAK HR VOL:	5	0	1	0	0	0	0	0	0	2	5	0	0	6	0	0	19
PEAK HR FACTOR:	0.63	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.625	0.000	0.000	0.750	0.000	0.000	0.792
	0.750									0.583				0.750			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Bryan Rd & Old Griffin Rd
City: Dania Beach
Control: 1-Way Stop (NB)

Project ID: 19-03588-003
Date: 9/12/2019

Bikes

NS/EW Streets:	Bryan Rd				Bryan Rd				Old Griffin Rd				Old Griffin Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	1	3	0	1	1	0	0	6
PEAK HR :	07:45 AM - 08:45 AM								0.00% 25.00% 75.00% 0.00%				50.00% 50.00% 0.00% 0.00%				TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.500
									0.250				0.250				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	1	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	3
4:15 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	3	0	2	0	0	0	0	0	0	1	0	0	0	2	0	0	8
PEAK HR :	04:45 PM - 05:45 PM								0.00% 100.00% 0.00% 0.00%				0.00% 100.00% 0.00% 0.00%				TOTAL
PEAK HR VOL :	1	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	4
PEAK HR FACTOR :	0.25	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.500
													0.500				

Intersection Turning Movement Count

Project ID: 19-03588-003
Date: 9/12/2019

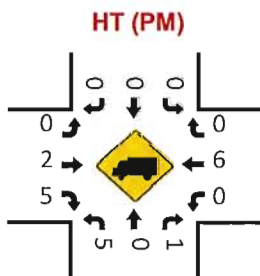
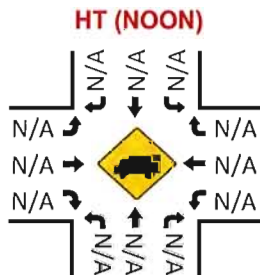
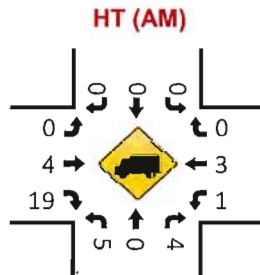
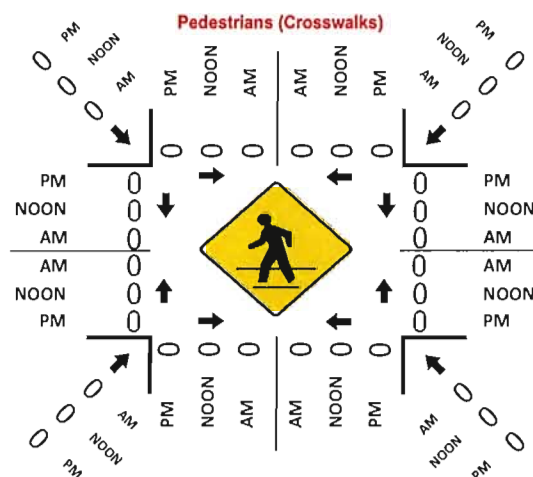
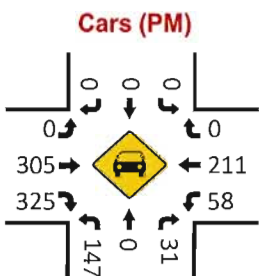
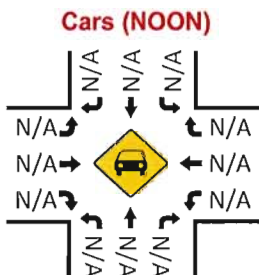
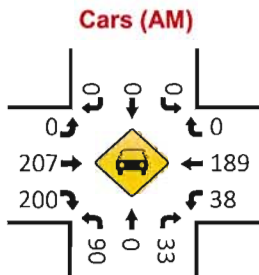
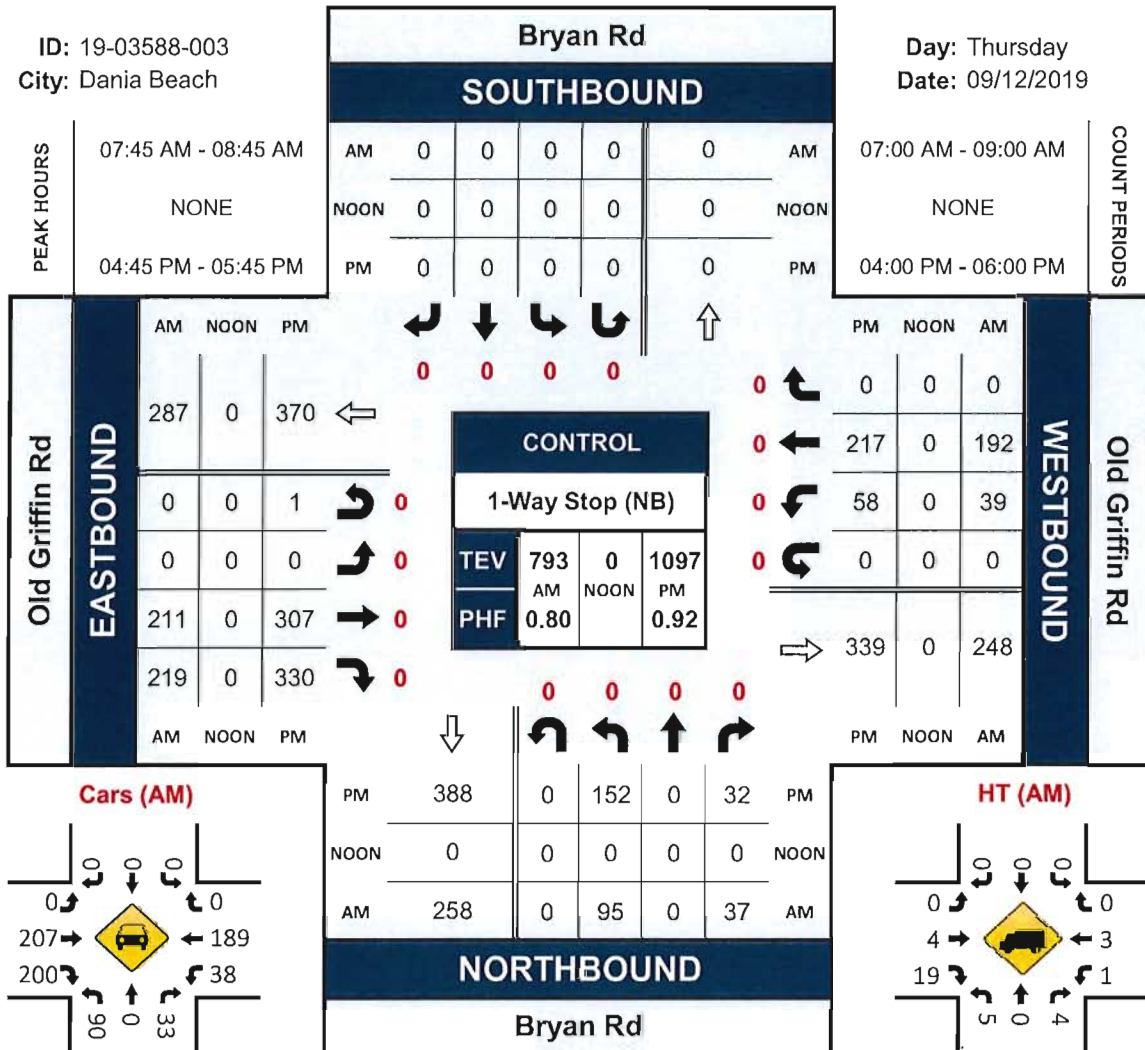
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0
PEAK HR :	04:45 PM - 05:45 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

Bryan Rd & Old Griffin Rd

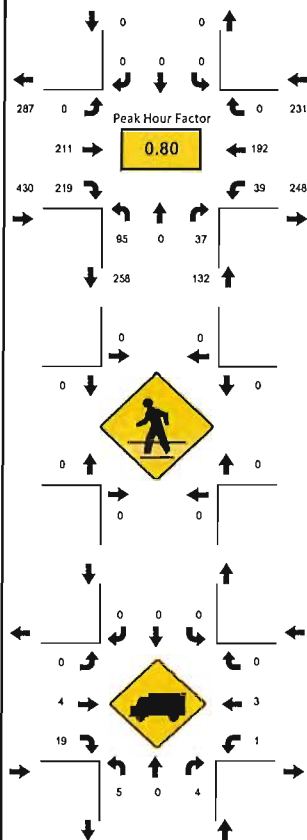
Peak Hour Turning Movement Count

ID: 19-03588-003
City: Dania Beach

Day: Thursday
Date: 09/12/2019



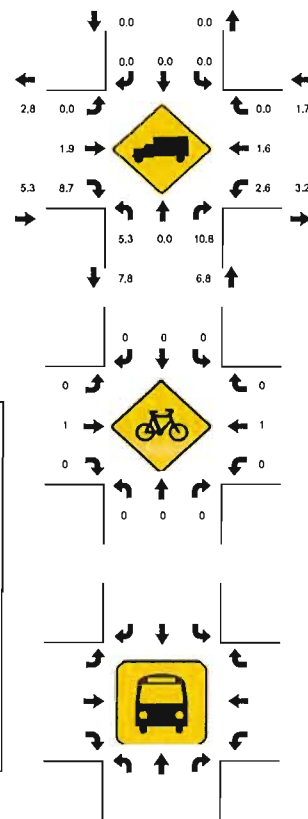
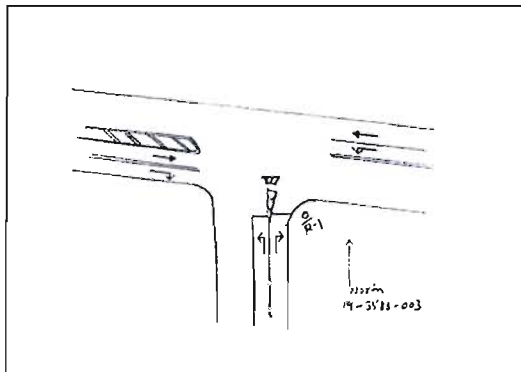
PROJECT ID: 19-03588-003
DATE: 09/12/2019



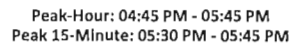
Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



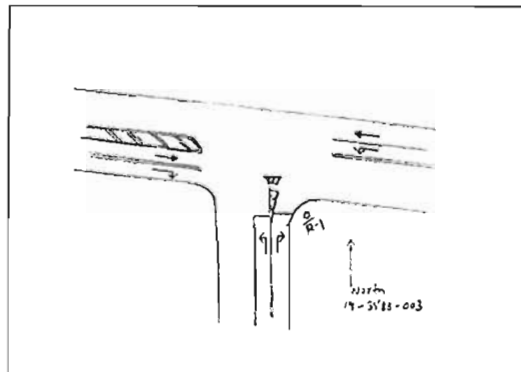
National Data & Surveying Services

[illegible]

PROJECT ID: 19-03588-003
DATE: 09/12/2019



National Data & Surveying Services

[illegible]



APPENDIX C: INTERNAL CAPTURE MATRICES AND PASS-BY CAPTURE DATA

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

INPUT		GROSS TRIP GENERATION						
		Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
		Office	78	750	10	9	12	6
		Retail	378	378	12	7	36	40
		Restaurant	1,048	1,048	9	9	131	64
		Cinema/Entertainment						
		Residential	1,603	1,603	54	172	163	104
Hotel								
		3,107	3,779	85	197	342	214	

INTERNAL TRIPS								
OUTPUT		Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
		Office	54	218	1	5	7	1
		Retail	236	169	6	2	23	23
		Restaurant	388	241	5	2	30	32
		Cinema/Entertainment	0	0	0	0	0	0
		Residential	202	252	1	4	22	26
		Hotel	0	0	0	0	0	0
		880	880	13	13	82	82	
% Reduction		25.6%		9.2%		29.5%		

EXTERNAL TRIPS								
OUTPUT		Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
		Office	24	532	9	4	5	5
		Retail	142	209	6	5	13	17
		Restaurant	660	807	4	7	101	32
		Cinema/Entertainment	0	0	0	0	0	0
		Residential	1,401	1,351	53	168	141	78
		Hotel	0	0	0	0	0	0
		2,227	2,899	72	184	260	132	

**Table E.28 Pass-By and Non-Pass-By Trips Saturday, Mid-Day Peak Period
Land Use Code 912—Drive-in Bank**

SIZE (1,000 SQ. FT. GFA)	LOCATION	SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
						PRIMARY	DIVERTED	TOTAL		
3.8	Colonial Park, PA	March 2005	63	11:15 a.m.–12:15 p.m.	33	—	—	67	—	McMahon Associates, Inc.
3.8	Camp Hill Mall, PA	March 2005	103	11:00 a.m.–12:00 p.m.	77	—	—	23	—	McMahon Associates, Inc.
3.8	Exeter Twp, PA	March 2005	34	10:30–11:30 a.m.	37	—	—	63	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	53	10:15–11:15 a.m.	33	—	—	67	—	McMahon Associates, Inc.
3.8	York, PA	March 2005	25	10:45–11:45 a.m.	12	—	—	88	—	McMahon Associates, Inc.

Average Pass-By Trip Percentage: 38

“—” means no data were provided

**Table E.29 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 931—Quality Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
240	12	Louisville area, KY	July 1993	38	4:00–6:00 p.m.	26	36	38	74	4,145	Barton- Aschman Assoc.
—	8	Orlando, FL	1992	168	4:00–8:00 p.m.	45	—	—	55	—	TPD Inc.
—	8.8	Orlando, FL	1992	84	2:00–6:00 p.m.	44	40	18	56	—	TPD Inc.
—	6.5	Orlando, FL	1995	173	2:00–6:00 p.m.	62	—	—	38	—	TPD Inc.

Average Pass-By Trip Percentage: 44

“—” means no data were provided

**Table E.30 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 932—High-Turnover (Sit-Down) Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	5.8	Orlando, FL	1992	150	2:00–6:00 p.m.	32	—	—	68	—	TPD Inc.
—	5	Casselberry, FL	1992	65	2:00–6:00 p.m.	58	—	—	42	—	TPD Inc.
168	5.3	Louisville area, KY	1993	24	4:00–6:00 p.m.	50	37	13	50	1,615	Barton- Aschman Assoc.
169	2.9	Louisville area, KY	1993	41	4:00–6:00 p.m.	37	27	36	63	3,935	Barton- Aschman Assoc.
150	3.1	Louisville area, KY	1993	21	4:00–6:00 p.m.	38	29	33	62	2,580	Barton- Aschman Assoc.
250	7.1	New Albany, IN	1993	—	4:00–6:00 p.m.	23	23	54	77	1,565	Barton- Aschman Assoc.
—	8	Kissimmee, FL	1995	664	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	11	Orlando, FL	1996	267	2:00–6:00 p.m.	38	43	19	62	—	TPD Inc.
—	12	Orlando, FL	1996	317	2:00–6:00 p.m.	29	51	20	71	—	TPD Inc.
—	4.6	Orlando, FL	1992	276	2:00–6:00 p.m.	63	—	—	37	—	TPD Inc.
—	5.7	Orlando, FL	1994	308	2:00–6:00 p.m.	57	—	—	43	—	TPD Inc.
—	6.2	Orlando, FL	1995	521	2:00–6:00 p.m.	46	43	11	54	—	TPD Inc.

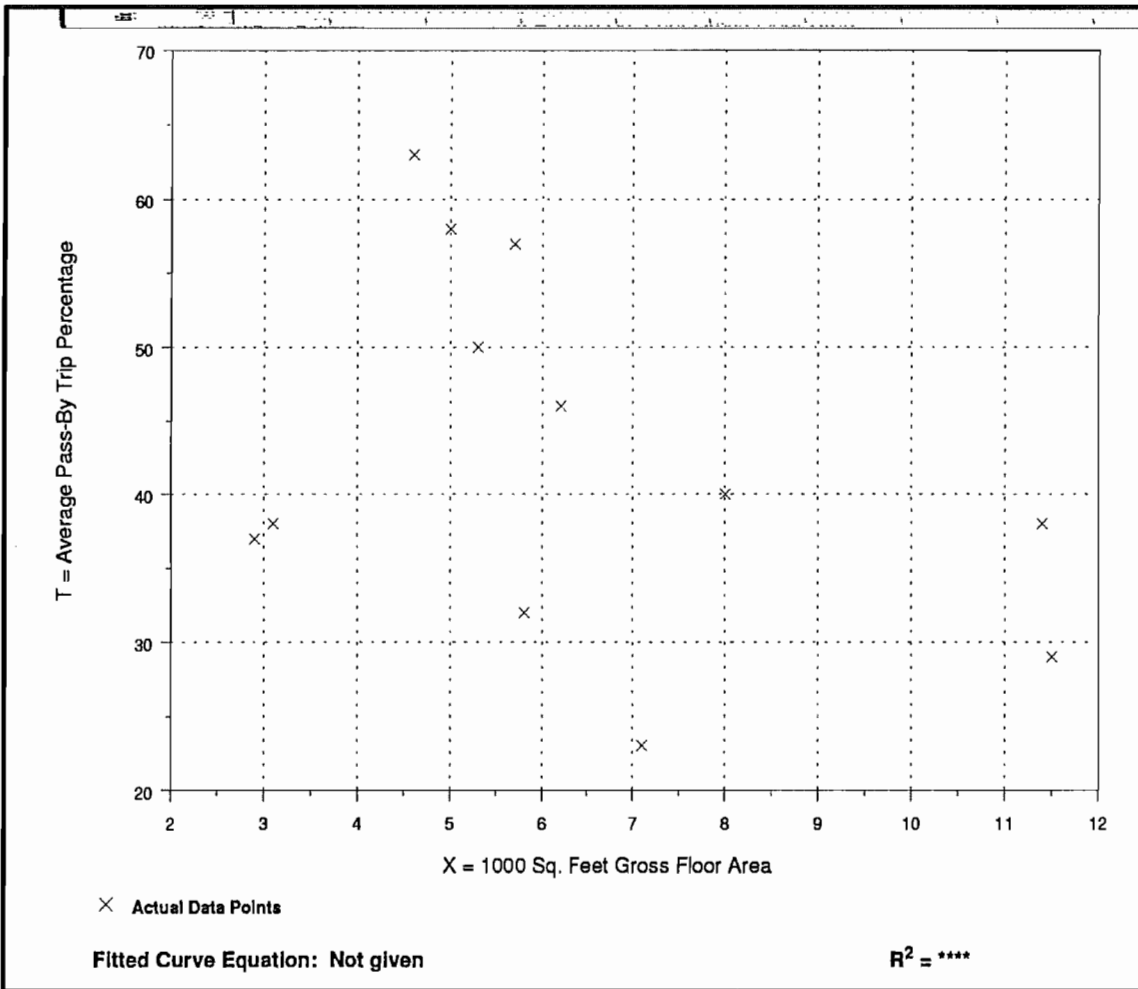
Average Pass-By Trip Percentage: 43

“—” means no data were provided

Figure E.16 High-Turnover (Sit-Down) Restaurant (932)

Average Pass-By-Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area
 On a: Weekday, PM Peak Period
 Number of Studies: 12
 Average 1,000 Sq. Ft. GFA: 6.4

Data Plot



**Table E.31 Pass-By and Non-Pass-By Trips Weekday, AM Peak Period
Land Use Code 934—Fast-Food Restaurant with Drive-Through Window**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	<5	Chicago suburbs, IL	1987	84	7:00–9:00 a.m.	44	—	—	56	—	Kenig, O'Hara, Humes, Flock
88	1.4	Louisville area, KY	1993	—	7:00–9:00 a.m.	62	22	16	38	1,407	Barton-Aschman Assoc.
100	3.6	Louisville, KY	1993	—	7:00–9:00 a.m.	32	47	21	68	437	Barton-Aschman Assoc.
87	4.2	New Albany, IN	1993	—	7:00–9:00 a.m.	46	23	31	54	1,049	Barton-Aschman Assoc.
150	3.0	Louisville area, KY	1993	—	7:00–9:00 a.m.	43	14	43	57	2,903	Barton-Aschman Assoc.
—	3.3	varies	1996	—	6:00–9:00 a.m.	68	—	—	32	—	Orade Engineering

Average Pass-By Trip Percentage: 49

“—” means no data were provided

**Table E.32 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 934—Fast-Food Restaurant with Drive-Through Window**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	~2.6	Minn-St. Paul, MN	1987	50	3:00–7:00 p.m.	25	27	48	75	—	—
—	<5.0	Chicago suburbs, IL	1987	80	3:00–6:00 p.m.	38	—	—	62	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	100	3:00–6:00 p.m.	55	—	—	45	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	159	3:00–6:00 p.m.	56	—	—	44	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	225	3:00–6:00 p.m.	48	—	—	52	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	88	3:00–6:00 p.m.	35	—	—	65	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	84	3:00–6:00 p.m.	44	—	—	56	—	Kenig, O'Hara, Humes, Flock
88	1.3	Louisville area, KY	1993	—	4:00–6:00 p.m.	68	22	10	32	2,055	Barton- Aschman Assoc.
120	1.9	Louisville area, KY	1993	33	4:00–6:00 p.m.	67	24	9	33	2,447	Barton- Aschman Assoc.
87	4.2	New Albany, IN	1993	—	4:00–6:00 p.m.	56	25	19	44	1,632	Barton- Aschman Assoc.
150	3.0	Louisville area, KY	1993	—	4:00–6:00 p.m.	31	31	38	69	4,250	Barton- Aschman Assoc.
—	3.1	Kissimmee, FL	1995	28	2:00–6:00 p.m.	71	—	—	29	—	TPD Inc.
—	3.1	Apopka, FL	1996	29	2:00–6:00 p.m.	38	—	—	62	—	TPD Inc.
—	2.8	Winter Springs, FL	1995	47	2:00–6:00 p.m.	66	—	—	34	—	TPD Inc.
—	4.3	Longwood, FL	1994	304	2:00–6:00 p.m.	62	—	—	38	—	TPD Inc.
—	3.2	Altamonte Springs, FL	1996	202	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	2.9	Winter Park, FL	1996	271	2:00–6:00 p.m.	41	41	18	59	—	TPD Inc.
—	3.3*	several	1996	varies	4:00–6:00 p.m.	62	—	—	38	—	Oracle Engineering

*Average of several combined studies.

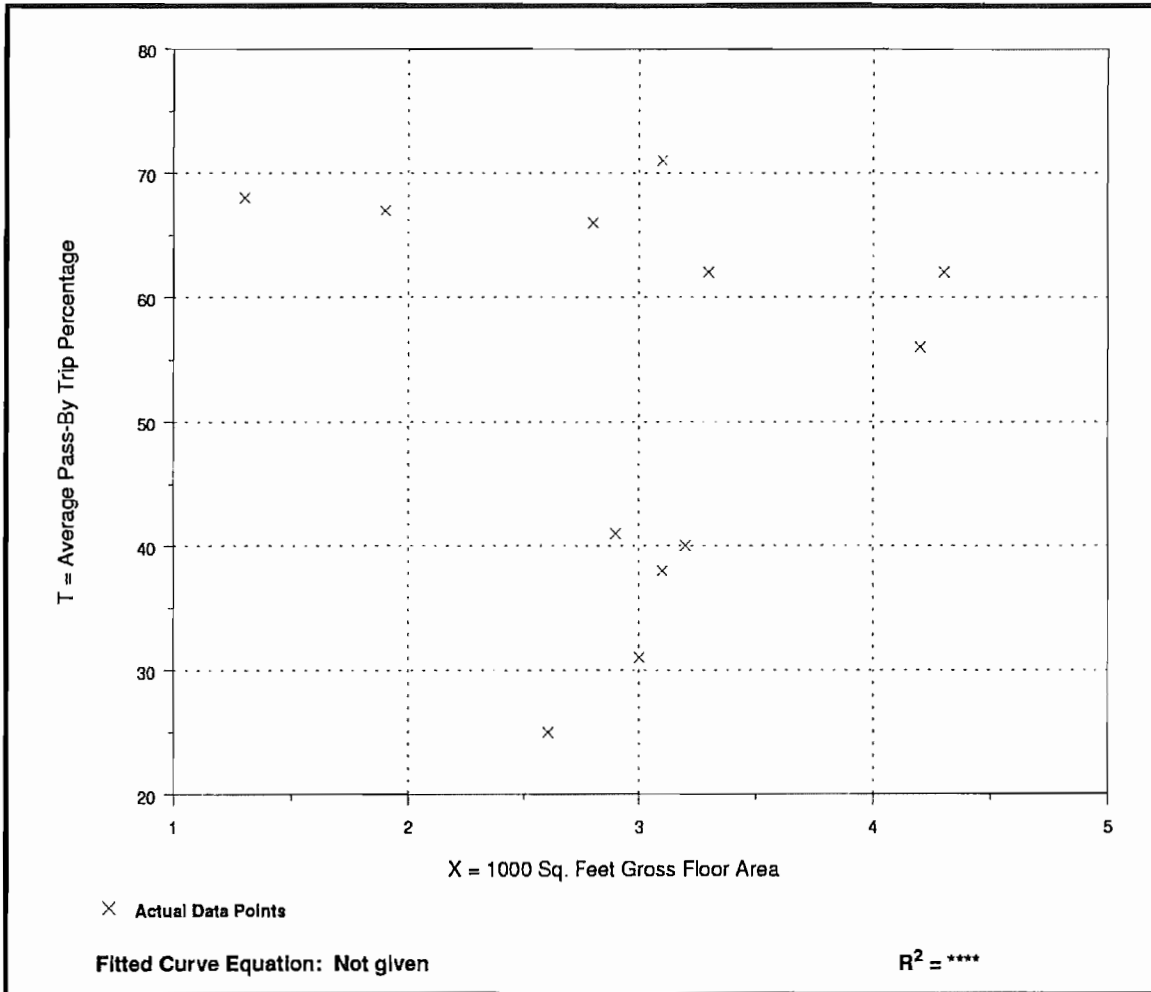
Average Pass-By Trip Percentage: 50

“—” means no data were provided

Figure E.17 Fast-Food Restaurant with Drive-Through Window (934)

Average Pass-By/Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area
On a: Weekday, PM Peak Period
Number of Studies: 12
Average 1,000 Sq. Ft. GFA: 3.0

Data Plot





APPENDIX D: VOLUME DEVELOPMENT WORKSHEETS AND SIGNAL TIMING

VOLUME DEVELOPMENT SHEET
DANIA MARINA 70 WAVE & 90 WAVE
BRYAN ROAD & STIRLING ROAD
EXISTING GEOMETRY

Growth Rate = 1.60%
Peak Season = 1.08 1.08
Buildout Year = 2024 2024
Years = 5 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	0	0	74	0	118	131	951	0	0	864	51
Peak Season Volume	0	0	0	80	0	127	141	1,027	0	0	933	55
Traffic Volume Growth	0	0	0	7	0	10	12	85	0	0	77	5
Committed Development (150 S Bryan)	0	0	0	30	0	23	9	0	0	0	0	7
Committed Development (Dania Pointe)	0	0	0	25	0	131	210	17	0	0	39	39
Background Traffic Volumes	0	0	0	142	0	291	372	1,129	0	0	1,049	106
Project Traffic												
Inbound Traffic Assignment							46.0%					13.0%
Inbound Traffic Volumes							61					17
Outbound Traffic Assignment				13.0%		46.0%						
Outbound Traffic Volumes				30		108						
Project Traffic	0	0	0	30	0	108	61	0	0	0	0	17
Total Traffic w/o RTOR	0	0	0	172	0	399	433	1,129	0	0	1,049	123
RTOR Reduction						(60)						(60)
TOTAL TRAFFIC	0	0	0	172	0	339	433	1,129	0	0	1,049	63

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	0	0	152	0	225	95	954	0	0	1,350	67
Peak Season Volume	0	0	0	164	0	243	103	1,030	0	0	1,458	72
Traffic Volume Growth	0	0	0	14	0	20	9	85	0	0	120	6
Committed Development (150 S Bryan)	0	0	0	14	0	17	27	0	0	0	0	22
Committed Development (Dania Pointe)	0	0	0	70	0	363	220	47	0	0	41	41
Background Traffic Volumes	0	0	0	262	0	643	359	1,162	0	0	1,619	141
Project Traffic												
Inbound Traffic Assignment							46.0%					13.0%
Inbound Traffic Volumes							126					35
Outbound Traffic Assignment				13.0%		46.0%						
Outbound Traffic Volumes				18		63						
Project Traffic	0	0	0	18	0	63	126	0	0	0	0	35
Total Traffic w/o RTOR	0	0	0	280	0	706	485	1,162	0	0	1,619	176
RTOR Reduction						(60)						(60)
TOTAL TRAFFIC	0	0	0	280	0	646	485	1,162	0	0	1,619	116

**VOLUME DEVELOPMENT SHEET
DANIA MARINA 70 WAVE & 90 WAVE
BRYAN ROAD & NW 1ST STREET
EXISTING GEOMETRY**

Growth Rate = 1.60%
Peak Season = 1.08 1.08
Bulldout Year = 2024 2024
Years = 5 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	129	60	46	165	0	0	0	0	109	0	63
Peak Season Volume	0	139	65	50	178	0	0	0	0	118	0	68
Traffic Volume Growth	0	11	5	4	15	0	0	0	0	10	0	6
Committed Development (150 S Bryan)	0	21	0	0	7	0	0	0	0	0	0	0
Committed Development (Dania Pointe)	0	63	21	0	171	0	0	0	0	23	0	23
Background Traffic Volumes	0	234	91	54	371	0	0	0	0	151	#REF!	97
Project Traffic												
Inbound Traffic Assignment					35.0%					6.0%		
Inbound Traffic Volumes					47					8		
Outbound Traffic Assignment		35.0%	6.0%									
Outbound Traffic Volumes		82	14									
Project Traffic	0	82	14	0	47	0	0	0	0	8	0	0
Total Traffic w/o RTOR	0	316	105	54	418	0	0	0	0	159	#REF!	97
RTOR Reduction												
TOTAL TRAFFIC	0	316	105	54	418	0	0	0	0	159	#REF!	97

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	0	118	78	74	396	0	0	0	0	77	0	45
Peak Season Volume	0	127	84	80	428	0	0	0	0	83	0	49
Traffic Volume Growth	0	10	7	7	35	0	0	0	0	7	0	4
Committed Development (150 S Bryan)	0	12	0	0	19	0	0	0	0	0	0	0
Committed Development (Dania Pointe)	0	176	59	0	179	0	0	0	0	24	0	24
Background Traffic Volumes	0	325	150	87	661	0	0	0	0	114	0	77
Project Traffic												
Inbound Traffic Assignment					35.0%					6.0%		
Inbound Traffic Volumes					96					16		
Outbound Traffic Assignment		35.0%	6.0%									
Outbound Traffic Volumes		48	8									
Project Traffic	0	48	8	0	96	0	0	0	0	16	0	0
Total Traffic w/o RTOR	0	373	158	87	757	0	0	0	0	130	0	77
RTOR Reduction												
TOTAL TRAFFIC	0	373	158	87	757	0	0	0	0	130	0	77

**VOLUME DEVELOPMENT SHEET
DANIA MARINA 70 WAVE & 90 WAVE
BRYAN ROAD & OLD GRIFFIN ROAD
EXISTING GEOMETRY**

Growth Rate = 1.60%
Peak Season = 1.08 1.08
Buildout Year = 2024 2024
Years = 5 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	95	0	37	0	0	0	0	211	219	39	192	0
Peak Season Volume	103	0	40	0	0	0	0	228	237	42	207	0
Traffic Volume Growth	9	0	3	0	0	0	0	19	20	3	17	0
Committed Development (150 S Bryan)	15	0	6	0	0	0	0	0	5	2	0	0
Committed Development (Dania Pointe)	118	0	46	0	0	0	0	0	272	31	0	0
Background Traffic Volumes	245	0	95	0	0	0	0	247	534	78	224	0
Project Traffic												
Inbound Traffic Assignment									25.0%	10.0%		
Inbound Traffic Volumes									33	13		
Outbound Traffic Assignment	25.0%		10.0%									
Outbound Traffic Volumes	59		23									
Project Traffic	59	0	23	0	0	0	0	0	33	13	0	0
Total Traffic w/o RTOR	304	0	118	0	0	0	0	247	567	91	224	0
RTOR Reduction			(60)						(60)			(60)
TOTAL TRAFFIC	304	0	58	0	0	0	0	247	507	91	224	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 9/12/2019	152	0	32	0	0	0	0	307	330	58	217	0
Peak Season Volume	164	0	35	0	0	0	0	332	356	63	234	0
Traffic Volume Growth	14	0	3	0	0	0	0	27	29	5	19	0
Committed Development (150 S Bryan)	8	0	4	0	0	0	0	0	14	5	0	0
Committed Development (Dania Pointe)	328	0	129	0	0	0	0	0	285	33	0	0
Background Traffic Volumes	514	0	171	0	0	0	0	359	684	106	253	0
Project Traffic												
Inbound Traffic Assignment									25.0%	10.0%		
Inbound Traffic Volumes									68	27		
Outbound Traffic Assignment	25.0%		10.0%									
Outbound Traffic Volumes	35		14									
Project Traffic	35	0	14	0	0	0	0	0	68	27	0	0
Total Traffic w/o RTOR	549	0	185	0	0	0	0	359	752	133	253	0
RTOR Reduction			(60)						(60)			(60)
TOTAL TRAFFIC	549	0	125	0	0	0	0	359	692	133	253	0

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

MOCF: 0.97
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.00	1.03
2	01/06/2019 - 01/12/2019	1.00	1.03
3	01/13/2019 - 01/19/2019	1.00	1.03
4	01/20/2019 - 01/26/2019	0.99	1.02
* 5	01/27/2019 - 02/02/2019	0.98	1.01
* 6	02/03/2019 - 02/09/2019	0.97	1.00
* 7	02/10/2019 - 02/16/2019	0.96	0.99
* 8	02/17/2019 - 02/23/2019	0.96	0.99
* 9	02/24/2019 - 03/02/2019	0.96	0.99
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.97	1.00
*15	04/07/2019 - 04/13/2019	0.97	1.00
*16	04/14/2019 - 04/20/2019	0.97	1.00
*17	04/21/2019 - 04/27/2019	0.98	1.01
18	04/28/2019 - 05/04/2019	0.99	1.02
19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.02	1.05
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.04	1.07
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.05	1.08
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.05	1.08
31	07/28/2019 - 08/03/2019	1.04	1.07
32	08/04/2019 - 08/10/2019	1.03	1.06
33	08/11/2019 - 08/17/2019	1.03	1.06
34	08/18/2019 - 08/24/2019	1.03	1.06
35	08/25/2019 - 08/31/2019	1.04	1.07
36	09/01/2019 - 09/07/2019	1.05	1.08
37	09/08/2019 - 09/14/2019	1.05	1.08
38	09/15/2019 - 09/21/2019	1.06	1.09
39	09/22/2019 - 09/28/2019	1.05	1.08
40	09/29/2019 - 10/05/2019	1.03	1.06
41	10/06/2019 - 10/12/2019	1.02	1.05
42	10/13/2019 - 10/19/2019	1.00	1.03
43	10/20/2019 - 10/26/2019	1.00	1.03
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.00	1.03
46	11/10/2019 - 11/16/2019	1.00	1.03
47	11/17/2019 - 11/23/2019	1.00	1.03
48	11/24/2019 - 11/30/2019	1.00	1.03
49	12/01/2019 - 12/07/2019	1.00	1.03
50	12/08/2019 - 12/14/2019	1.00	1.03
51	12/15/2019 - 12/21/2019	1.00	1.03
52	12/22/2019 - 12/28/2019	1.00	1.03
53	12/29/2019 - 12/31/2019	1.00	1.03

* PEAK SEASON

14-FEB-2020 15:39:27

830UPD

4_9301_PKSEASON.TXT



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3307		Initial Operation Date		12/14/82				
Controller Type	2070 LN		System Number		3307				
Modification Number	10		Modification Date		11/20/2014				
Drawing/Project No	411438-1-52-01		FPL Grid Number		87574427507				
Intersection	STIRLING ROAD (SR 848) and BRYAN ROAD								
Municipality	DANIA BEACH								
Controller Phase	1	2	3	4	5	6	7	8	
Face Number	1	2	3			6		8	
Direction	EBL	WB				EB		SB	
Initial Green(MIN)	4	12				12		6	
Vehicle Ext.(GAP)	1.5	3.0				3.0		2.0	
Maximum Green I	15	50				50		25	
Maximum Green II									
Yellow Clearance	5.0	5.0				5.0		4.0	
All Red Clearance	2.0	2.0				2.0		2.0	
Phase Recall	OFF	MIN				MIN		OFF	
Detector Delay								20-RT	
Walk		7						5	
Pedestrian Clearance		12						16	
Permissive	5-SECT								
Flash Operation	YELLOW				YELLOW				RED

Attachment _____

NOTES:

1. ANTI-BACKDOWN EASTBOUND: PHASES 2+6 ON--->OMIT PHASE 1.
2. MOD 10 UPDATES YELLOW CLEARANCE VALUES PER FDOT STANDARDS.

Submitted By _____ Approved By _____

Station : 3307 - Stirling Rd & Bryan Rd (Standard File)

Phase	1 (EL)	2 (WT)	3	4	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk		7				7		5								
Ped Clearance		12						16								
Min Green	4	12				12		6								
Gap Ext	1.5	3				3		2								
Max1	15	50				50		25								
Max2																
Yellow Clr	5	5				5		4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2				2		2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON				ON		ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable		ON				ON			ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON	ON	ON	ON	ON	ON
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Coordination

[illegible]

[illegible][illegible]

User Comments:

TRAFFIC ENGINEERING DIVISION

SIGNALIZED INTERSECTION

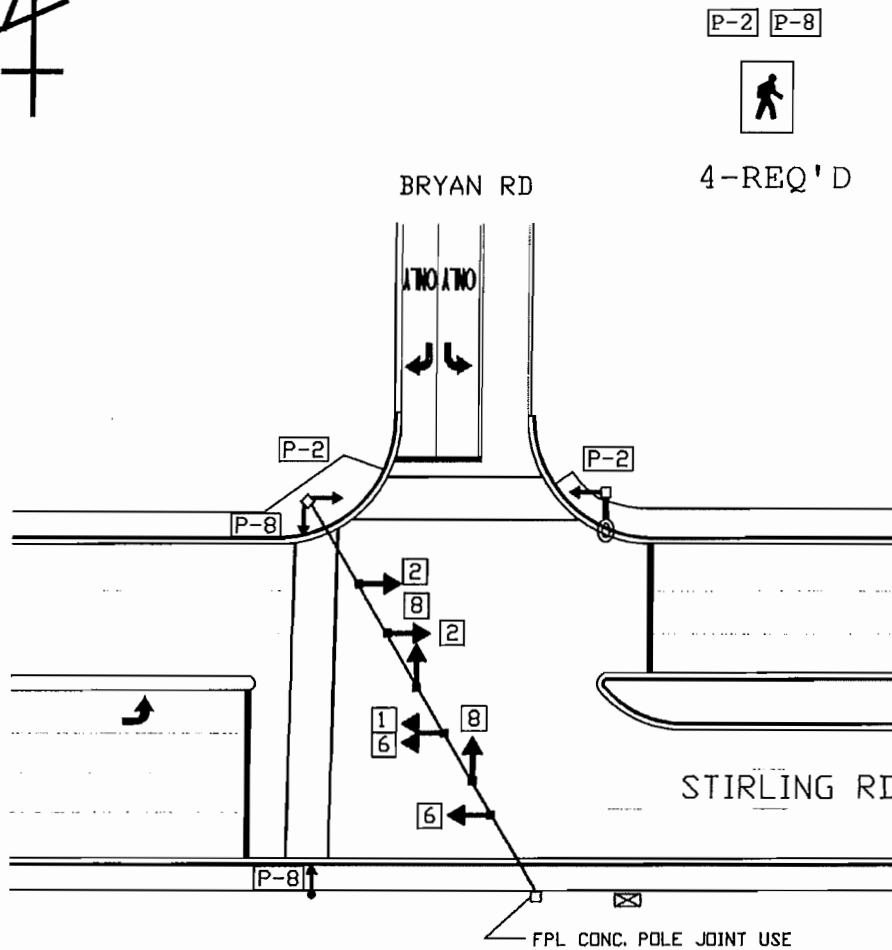
LOCATION **STIRLING ROAD & BRYAN ROAD**

ORDER NO. FDOT ISSUE DATE ---- REV NO. 3 COMPL DATE 12/13/07

DWG. NO. 10-01-12-01 FILE NO. 3307 CITY DANIA SCALE: 1" = 50'

DWN BY: LARRY

NORTH

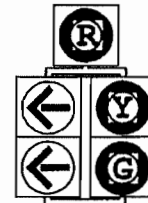


P-2 P-8



4-REQ'D

1 6



5-SECT
1-WAY
1-REQ'D

2 6 8

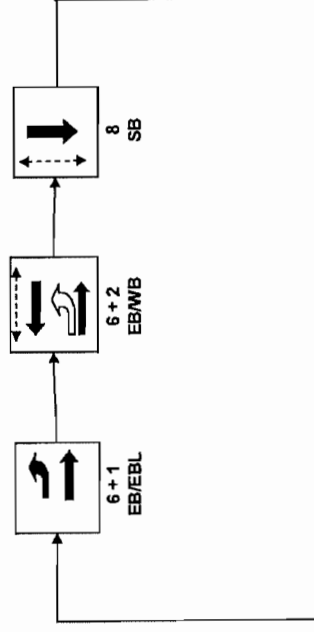


3-SECT
1-WAY
5-REQ'D

1. VIDEO DETECTION INSTALLED, STATE PROJ NO 4114381

Sequence of Operation for (3307) Stirling Road and Bryan Road

Dania



Denotes permissive turn
Denotes pedestrian signal

Intersection

Int Delay, s/veh 2.7

Movement

	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	228	237	42	207	103	40
Future Vol, veh/h	228	237	42	207	103	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	125	75	-	0	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	248	258	46	225	112	43

Major/Minor

	Major1	Major2	Minor1
Conflicting Flow All	0	0	506
Stage 1	-	-	248
Stage 2	-	-	317
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1059	486
Stage 1	-	-	793
Stage 2	-	-	738
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1059	465
Mov Cap-2 Maneuver	-	-	465
Stage 1	-	-	793
Stage 2	-	-	706

Approach

	EB	WB	NB
HCM Control Delay, s	0	1.4	13.7
HCM LOS			B

Minor Lane/Major Mvmt

	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	465	791	-	-	1059	-
HCM Lane V/C Ratio	0.241	0.055	-	-	0.043	-
HCM Control Delay (s)	15.2	9.8	-	-	8.6	-
HCM Lane LOS	C	A	-	-	A	-
HCM 95th %tile Q(veh)	0.9	0.2	-	-	0.1	-

Intersection						
Int Delay, s/veh	4.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T	T	T	T
Traffic Vol, veh/h	118	68	139	65	50	178
Future Vol, veh/h	118	68	139	65	50	178
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	128	74	151	71	54	193

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	452	151	0	0	222
Stage 1	151	-	-	-	-
Stage 2	301	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	565	895	-	-	1347
Stage 1	877	-	-	-	-
Stage 2	751	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	542	895	-	-	1347
Mov Cap-2 Maneuver	601	-	-	-	-
Stage 1	877	-	-	-	-
Stage 2	721	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.5	0	1.7
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	683	1347
HCM Lane V/C Ratio	-	-	0.296	0.04
HCM Control Delay (s)	-	-	12.5	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	1.2	0.1

Timings
3: Stirling Road & Bryan Road

Existing (2019) AM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↗↘	↑↑↑	↑↑↑	↗↘	↗
Traffic Volume (vph)	141	1027	933	80	127
Future Volume (vph)	141	1027	933	80	127
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	137.5	137.5	123.9	9.5	23.1
Actuated g/C Ratio	0.86	0.86	0.77	0.06	0.14
v/c Ratio	0.18	0.26	0.27	0.43	0.41
Control Delay	2.3	2.3	5.4	78.5	13.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	2.3	2.3	5.4	78.5	13.9
LOS	A	A	A	E	B
Approach Delay		2.3	5.4	38.8	
Approach LOS		A	A	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.43

Intersection Signal Delay: 6.8

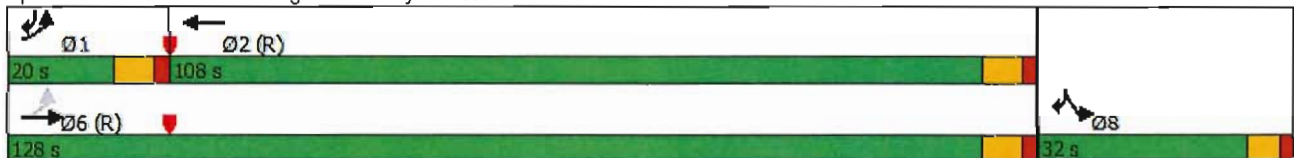
Intersection LOS: A

Intersection Capacity Utilization 44.9%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

Existing (2019) AM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	153	1116	1074	87	138
v/c Ratio	0.18	0.26	0.27	0.43	0.41
Control Delay	2.3	2.3	5.4	78.5	13.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	2.3	2.3	5.4	78.5	13.9
Queue Length 50th (ft)	9	59	102	46	6
Queue Length 95th (ft)	17	81	134	76	71
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	936	4368	3909	557	398
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.16	0.26	0.27	0.16	0.35
Intersection Summary					

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Existing (2019) AM Peak Hour.syn
08/04/2020

						
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	141	1027	933	55	80	127
Future Volume (veh/h)	141	1027	933	55	80	127
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	153	1116	1014	60	87	138
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	876	4184	3702	219	343	197
Arrive On Green	0.03	0.82	0.75	0.75	0.10	0.10
Sat Flow, veh/h	3456	5274	5099	291	3456	1585
Grp Volume(v), veh/h	153	1116	700	374	87	138
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1818	1728	1585
Q Serve(g_s), s	1.6	8.1	10.3	10.3	3.7	13.4
Cycle Q Clear(g_c), s	1.6	8.1	10.3	10.3	3.7	13.4
Prop In Lane	1.00			0.16	1.00	1.00
Lane Grp Cap(c), veh/h	876	4184	2556	1365	343	197
V/C Ratio(X)	0.17	0.27	0.27	0.27	0.25	0.70
Avail Cap(c_a), veh/h	1070	4184	2556	1365	562	297
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	4.3	3.3	6.3	6.3	66.6	67.2
Incr Delay (d2), s/veh	0.1	0.2	0.3	0.5	0.4	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	2.5	3.7	4.0	1.7	5.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	4.4	3.5	6.5	6.8	67.0	71.7
LnGrp LOS	A	A	A	A	E	E
Approach Vol, veh/h		1269	1074		225	
Approach Delay, s/veh		3.6	6.6		69.9	
Approach LOS		A	A		E	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	11.0	127.1			138.1	21.9
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+l1), s	3.6	12.3			10.1	15.4
Green Ext Time (p_c), s	0.3	9.6			11.9	0.5
Intersection Summary						
HCM 6th Ctrl Delay			10.7			
HCM 6th LOS			B			

Intersection						
Int Delay, s/veh	4.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Vol, veh/h	332	356	63	234	164	35
Future Vol, veh/h	332	356	63	234	164	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	125	75	-	0	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	361	387	68	254	178	38
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	748	0	751	361
Stage 1	-	-	-	-	361	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	861	-	378	684
Stage 1	-	-	-	-	705	-
Stage 2	-	-	-	-	684	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	861	-	348	684
Mov Cap-2 Maneuver	-	-	-	-	348	-
Stage 1	-	-	-	-	705	-
Stage 2	-	-	-	-	630	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	2		23		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	348	684	-	-	861	-
HCM Lane V/C Ratio	0.512	0.056	-	-	0.08	-
HCM Control Delay (s)	25.7	10.6	-	-	9.5	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	2.8	0.2	-	-	0.3	-

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖		↗	↖	↖	↗
Traffic Vol, veh/h	83	49	127	84	80	428
Future Vol, veh/h	83	49	127	84	80	428
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	90	53	138	91	87	465
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	777	138	0	0	229	0
Stage 1	138	-	-	-	-	-
Stage 2	639	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	365	910	-	-	1339	-
Stage 1	889	-	-	-	-	-
Stage 2	526	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	341	910	-	-	1339	-
Mov Cap-2 Maneuver	419	-	-	-	-	-
Stage 1	889	-	-	-	-	-
Stage 2	492	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	14.4	0		1.2		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	524	1339	-	
HCM Lane V/C Ratio	-	-	0.274	0.065	-	
HCM Control Delay (s)	-	-	14.4	7.9	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	1.1	0.2	-	

Timings
3: Stirling Road & Bryan Road

Existing (2019) PM Peak Hour.syn
08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations					
Traffic Volume (vph)	103	1030	1458	164	243
Future Volume (vph)	103	1030	1458	164	243
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	122.2	122.2	108.3	24.8	38.7
Actuated g/C Ratio	0.76	0.76	0.68	0.16	0.24
v/c Ratio	0.27	0.29	0.49	0.33	0.64
Control Delay	6.8	6.3	13.6	60.7	53.2
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	6.8	6.3	13.6	60.7	53.2
LOS	A	A	B	E	D
Approach Delay		6.4	13.6	56.2	
Approach LOS		A	B	E	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 16.6

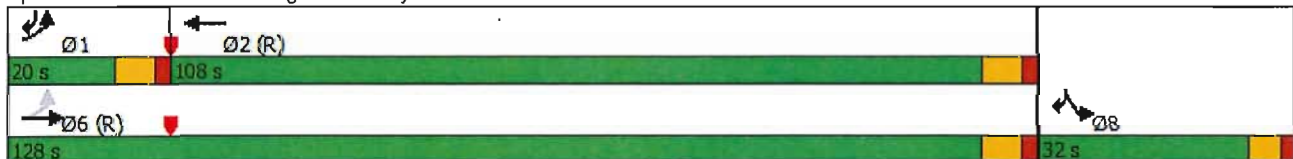
Intersection LOS: B

Intersection Capacity Utilization 55.7%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

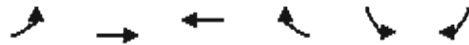
Existing (2019) PM Peak Hour.syn
08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	112	1120	1663	178	264
v/c Ratio	0.27	0.29	0.49	0.33	0.64
Control Delay	6.8	6.3	13.6	60.7	53.2
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	6.8	6.3	13.6	60.7	53.2
Queue Length 50th (ft)	13	116	285	86	216
Queue Length 95th (ft)	26	167	382	119	297
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	537	3940	3433	596	457
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.21	0.28	0.48	0.30	0.58
Intersection Summary					

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Existing (2019) PM Peak Hour.syn
08/21/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	←	→	←	→	←	→
Traffic Volume (veh/h)	103	1030	1458	72	164	243
Future Volume (veh/h)	103	1030	1458	72	164	243
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	1120	1585	78	178	264
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	491	3861	3427	169	562	297
Arrive On Green	0.03	0.76	0.69	0.69	0.16	0.16
Sat Flow, veh/h	3456	5274	5153	245	3456	1585
Grp Volume(v), veh/h	112	1120	1082	581	178	264
Grp Sat Flow(s), veh/h/ln	1728	1702	1702	1826	1728	1585
Q Serve(g_s), s	1.5	11.0	23.3	23.3	7.3	26.0
Cycle Q Clear(g_c), s	1.5	11.0	23.3	23.3	7.3	26.0
Prop In Lane	1.00			0.13	1.00	1.00
Lane Grp Cap(c), veh/h	491	3861	2340	1256	562	297
V/C Ratio(X)	0.23	0.29	0.46	0.46	0.32	0.89
Avail Cap(c_a), veh/h	685	3861	2340	1256	562	297
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	8.7	6.1	11.5	11.5	59.2	63.4
Incr Delay (d2), s/veh	0.2	0.2	0.7	1.2	0.3	26.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	3.9	8.9	9.8	3.2	12.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	9.0	6.3	12.1	12.7	59.5	89.5
LnGrp LOS	A	A	B	B	E	F
Approach Vol, veh/h		1232	1663		442	
Approach Delay, s/veh		6.5	12.3		77.4	
Approach LOS		A	B		E	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	11.0	117.0			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+1), s	3.5	25.3			13.0	28.0
Green Ext Time (p_c), s	0.2	20.5			12.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			18.8			
HCM 6th LOS			B			

Timings
1: Bryan Road & Old Griffin

Background (2024) AM Peak Hour.syn
08/04/2020

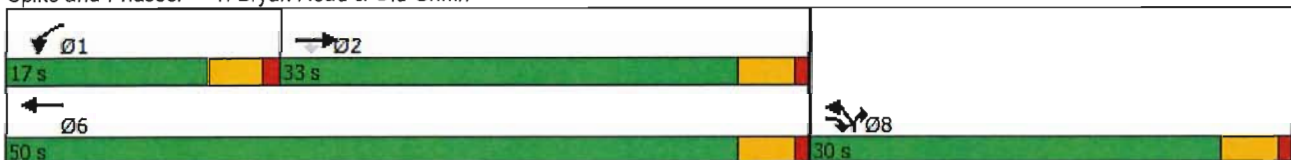
	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↙	↗
Traffic Volume (vph)	247	534	78	224	245	95
Future Volume (vph)	247	534	78	224	245	95
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	9.5	22.5	22.5	22.5
Total Split (s)	33.0	30.0	17.0	50.0	30.0	30.0
Total Split (%)	41.3%	37.5%	21.3%	62.5%	37.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Max	None	None	Max	None	None
Act Effct Green (s)	34.7	57.2	8.8	45.7	16.9	16.9
Actuated g/C Ratio	0.48	0.80	0.12	0.64	0.24	0.24
v/c Ratio	0.30	0.42	0.39	0.20	0.64	0.23
Control Delay	15.6	1.4	35.3	7.0	31.7	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.6	1.4	35.3	7.0	31.7	6.1
LOS	B	A	D	A	C	A
Approach Delay	5.9			14.3	24.5	
Approach LOS	A			B	C	

Intersection Summary

Cycle Length: 80
 Actuated Cycle Length: 71.7
 Natural Cycle: 55
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.64
 Intersection Signal Delay: 12.1
 Intersection Capacity Utilization 44.9%
 Analysis Period (min) 15

Intersection LOS: B
 ICU Level of Service A

Splits and Phases: 1: Bryan Road & Old Griffin



Queues
1: Bryan Road & Old Griffin

Background (2024) AM Peak Hour.syn
08/04/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	268	580	85	243	266	103
v/c Ratio	0.30	0.42	0.39	0.20	0.64	0.23
Control Delay	15.6	1.4	35.3	7.0	31.7	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.6	1.4	35.3	7.0	31.7	6.1
Queue Length 50th (ft)	71	3	35	38	106	0
Queue Length 95th (ft)	163	27	79	92	175	33
Internal Link Dist (ft)	969			851	206	
Turn Bay Length (ft)		125	75			150
Base Capacity (vph)	902	1448	310	1188	632	632
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.30	0.40	0.27	0.20	0.42	0.16
Intersection Summary						

HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin

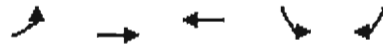
Background (2024) AM Peak Hour.syn
08/04/2020

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (veh/h)	247	534	78	224	245	95
Future Volume (veh/h)	247	534	78	224	245	95
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	268	580	85	243	266	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1035	1165	111	1277	324	
Arrive On Green	0.55	0.55	0.06	0.68	0.18	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	268	580	85	243	266	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	5.0	10.2	3.1	3.2	9.6	0.0
Cycle Q Clear(g_c), s	5.0	10.2	3.1	3.2	9.6	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1035	1165	111	1277	324	
V/C Ratio(X)	0.26	0.50	0.77	0.19	0.82	
Avail Cap(c_a), veh/h	1035	1165	334	1277	682	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	7.8	3.7	30.8	3.9	26.2	0.0
Incr Delay (d2), s/veh	0.6	1.5	10.6	0.3	5.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	5.4	1.6	1.0	4.3	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	8.4	5.2	41.3	4.2	31.3	0.0
LnGrp LOS	A	A	D	A	C	
Approach Vol, veh/h	848			328	266	A
Approach Delay, s/veh	6.2			13.8	31.3	
Approach LOS	A			B	C	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	8.6	41.4			50.0	16.6
Change Period (Y+Rc), s	4.5	4.5			4.5	4.5
Max Green Setting (Gmax), s	12.5	28.5			45.5	25.5
Max Q Clear Time (g_c+l1), s	5.1	12.2			5.2	11.6
Green Ext Time (p_c), s	0.1	3.7			1.5	0.7
Intersection Summary						
HCM 6th Ctrl Delay			12.6			
HCM 6th LOS			B			
Notes						
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.						

Intersection						
Int Delay, s/veh	4.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↰		↑	↱	↰	↑
Traffic Vol, veh/h	151	97	234	91	54	371
Future Vol, veh/h	151	97	234	91	54	371
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	164	105	254	99	59	403
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	775	254	0	0	353	0
Stage 1	254	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	366	785	-	-	1206	-
Stage 1	788	-	-	-	-	-
Stage 2	596	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	348	785	-	-	1206	-
Mov Cap-2 Maneuver	451	-	-	-	-	-
Stage 1	788	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	18.1	0	1			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	541	1206	-	
HCM Lane V/C Ratio	-	-	0.498	0.049	-	
HCM Control Delay (s)	-	-	18.1	8.1	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	2.8	0.2	-	

Timings
3: Stirling Road & Bryan Road

Background (2024) AM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↖↗	↑↑↑	↑↑↑	↖↗	↗
Traffic Volume (vph)	372	1129	1049	142	291
Future Volume (vph)	372	1129	1049	142	291
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	122.0	122.0	103.2	25.0	43.8
Actuated g/C Ratio	0.76	0.76	0.64	0.16	0.27
v/c Ratio	0.59	0.32	0.39	0.29	0.62
Control Delay	9.4	6.6	14.5	59.5	38.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	9.4	6.6	14.5	59.5	38.5
LOS	A	A	B	E	D
Approach Delay		7.3	14.5	45.4	
Approach LOS		A	B	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 15.3

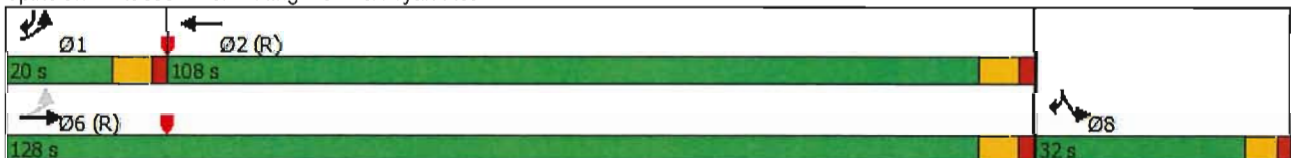
Intersection LOS: B

Intersection Capacity Utilization 54.9%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

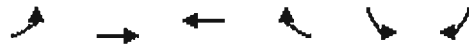
Background (2024) AM Peak Hour.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	404	1227	1255	154	316
v/c Ratio	0.59	0.32	0.39	0.29	0.62
Control Delay	9.4	6.6	14.5	59.5	38.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	9.4	6.6	14.5	59.5	38.5
Queue Length 50th (ft)	53	133	214	74	200
Queue Length 95th (ft)	86	189	297	104	281
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	711	3944	3317	602	507
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.57	0.31	0.38	0.26	0.62
Intersection Summary					

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Background (2024) AM Peak Hour.syn
08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰↰	↑↑↑	↑↑↑		↰↰	↱
Traffic Volume (veh/h)	372	1129	1049	106	142	291
Future Volume (veh/h)	372	1129	1049	106	142	291
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	404	1227	1140	115	154	316
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	747	3861	3107	313	562	342
Arrive On Green	0.05	0.76	0.66	0.66	0.16	0.16
Sat Flow, veh/h	3456	5274	4882	475	3456	1585
Grp Volume(v), veh/h	404	1227	823	432	154	316
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1785	1728	1585
Q Serve(g_s), s	5.8	12.3	17.4	17.4	6.3	26.0
Cycle Q Clear(g_c), s	5.8	12.3	17.4	17.4	6.3	26.0
Prop In Lane	1.00			0.27	1.00	1.00
Lane Grp Cap(c), veh/h	747	3861	2244	1176	562	342
V/C Ratio(X)	0.54	0.32	0.37	0.37	0.27	0.92
Avail Cap(c_a), veh/h	843	3861	2244	1176	562	342
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.1	6.3	12.3	12.3	58.7	61.4
Incr Delay (d2), s/veh	0.6	0.2	0.5	0.9	0.3	29.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.3	6.8	7.3	2.8	15.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	9.7	6.5	12.7	13.1	59.0	91.4
LnGrp LOS	A	A	B	B	E	F
Approach Vol, veh/h		1631	1255		470	
Approach Delay, s/veh		7.3	12.9		80.8	
Approach LOS		A	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	15.5	112.5			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+I1), s	7.8	19.4			14.3	28.0
Green Ext Time (p_c), s	0.7	12.4			14.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			19.7			
HCM 6th LOS			B			

Timings

1: Bryan Road & Old Griffin Road

Background (2024) PM Peak Hour.syn

08/04/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↘	↗
Traffic Volume (vph)	359	684	106	253	514	171
Future Volume (vph)	359	684	106	253	514	171
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.4	24.0	11.4	24.4	24.0	24.0
Total Split (s)	28.0	37.0	15.0	43.0	37.0	37.0
Total Split (%)	35.0%	46.3%	18.8%	53.8%	46.3%	46.3%
Yellow Time (s)	4.4	3.7	4.4	4.4	3.7	3.7
All-Red Time (s)	2.0	2.3	2.0	2.0	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.0	6.4	6.4	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Min	None	None	Min	None	None
Act Effct Green (s)	18.9	55.2	8.5	29.7	27.1	27.1
Actuated g/C Ratio	0.27	0.79	0.12	0.42	0.39	0.39
v/c Ratio	0.78	0.57	0.54	0.35	0.82	0.26
Control Delay	38.5	4.7	44.6	15.1	32.8	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.5	4.7	44.6	15.1	32.8	4.7
LOS	D	A	D	B	C	A
Approach Delay	16.4			23.8	25.8	
Approach LOS	B			C	C	

Intersection Summary

Cycle Length: 80

Actuated Cycle Length: 70.3

Natural Cycle: 70

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 20.8

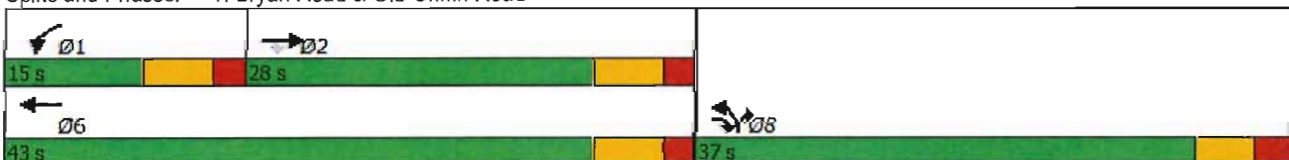
Intersection LOS: C

Intersection Capacity Utilization 68.9%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Bryan Road & Old Griffin Road

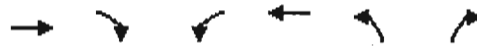


Queues

Background (2024) PM Peak Hour.syn

1: Bryan Road & Old Griffin Road

08/04/2020



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	390	743	115	275	559	186
v/c Ratio	0.78	0.57	0.54	0.35	0.82	0.26
Control Delay	38.5	4.7	44.6	15.1	32.8	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.5	4.7	44.6	15.1	32.8	4.7
Queue Length 50th (ft)	179	72	56	84	244	5
Queue Length 95th (ft)	#312	145	#121	137	#417	43
Internal Link Dist (ft)	969			851	206	
Turn Bay Length (ft)		125	75			150
Base Capacity (vph)	622	1313	235	1054	848	848
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.63	0.57	0.49	0.26	0.66	0.22

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin Road

Background (2024) PM Peak Hour.syn
08/04/2020

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (veh/h)	359	684	106	253	514	171
Future Volume (veh/h)	359	684	106	253	514	171
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	390	743	115	275	559	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	572	1032	147	896	616	
Arrive On Green	0.31	0.31	0.08	0.48	0.35	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	390	743	115	275	559	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	12.9	21.6	4.5	6.3	21.1	0.0
Cycle Q Clear(g_c), s	12.9	21.6	4.5	6.3	21.1	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	572	1032	147	896	616	
V/C Ratio(X)	0.68	0.72	0.78	0.31	0.91	
Avail Cap(c_a), veh/h	572	1032	217	969	781	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.5	8.1	31.8	11.3	22.0	0.0
Incr Delay (d2), s/veh	3.3	2.5	10.4	0.2	12.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	13.1	2.3	2.4	10.2	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	24.8	10.5	42.2	11.4	34.3	0.0
LnGrp LOS	C	B	D	B	C	
Approach Vol, veh/h	1133			390	559	A
Approach Delay, s/veh	15.5			20.5	34.3	
Approach LOS	B			C	C	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	12.2	28.0			40.2	30.4
Change Period (Y+Rc), s	6.4	6.4			6.4	6.0
Max Green Setting (Gmax), s	8.6	21.6			36.6	31.0
Max Q Clear Time (g_c+I1), s	6.5	23.6			8.3	23.1
Green Ext Time (p_c), s	0.0	0.0			1.7	1.3
Intersection Summary						
HCM 6th Ctrl Delay			21.5			
HCM 6th LOS			C			
Notes						

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection						
Int Delay, s/veh	4.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↰		↑	↱	↰	↑
Traffic Vol, veh/h	114	77	325	150	87	661
Future Vol, veh/h	114	77	325	150	87	661
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	124	84	353	163	95	718
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1261	353	0	0	516	0
Stage 1	353	-	-	-	-	-
Stage 2	908	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	188	691	-	-	1050	-
Stage 1	711	-	-	-	-	-
Stage 2	393	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	171	691	-	-	1050	-
Mov Cap-2 Maneuver	283	-	-	-	-	-
Stage 1	711	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	26.3	0	1			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	371	1050	-	
HCM Lane V/C Ratio	-	-	0.56	0.09	-	
HCM Control Delay (s)	-	-	26.3	8.8	-	
HCM Lane LOS	-	-	D	A	-	
HCM 95th %tile Q(veh)	-	-	3.3	0.3	-	

Timings
3: Stirling Road & Bryan Road

Background (2024) PM Peak Hour.syn
08/04/2020



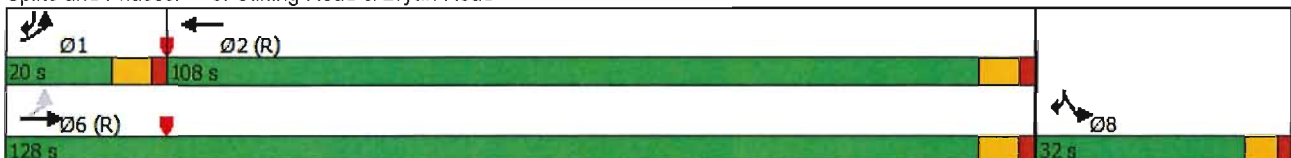
Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	←←	↑↑↑	↑↑↑	←←	↑
Traffic Volume (vph)	359	1162	1619	262	643
Future Volume (vph)	359	1162	1619	262	643
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	107.1	107.1	87.1	39.9	59.9
Actuated g/C Ratio	0.67	0.67	0.54	0.25	0.37
v/c Ratio	1.00	0.37	0.70	0.33	1.15
Control Delay	86.1	11.7	27.6	52.5	127.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	86.1	11.7	27.6	52.5	127.7
LOS	F	B	C	D	F
Approach Delay		29.3	27.6	105.9	
Approach LOS		C	C	F	

Intersection Summary

Cycle Length: 160
 Actuated Cycle Length: 160
 Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.15
 Intersection Signal Delay: 45.2
 Intersection Capacity Utilization 85.1%
 Analysis Period (min) 15

Intersection LOS: D
 ICU Level of Service E

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

Background (2024) PM Peak Hour.syn
08/04/2020



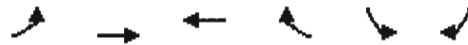
Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	390	1263	1913	285	699
v/c Ratio	1.00	0.37	0.70	0.33	1.15
Control Delay	86.1	11.7	27.6	52.5	127.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	86.1	11.7	27.6	52.5	127.7
Queue Length 50th (ft)	148	197	515	127	~847
Queue Length 95th (ft)	#250	175	481	188	#1211
Internal Link Dist (ft)		568	596	380	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	391	3845	3177	856	608
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	1.00	0.33	0.60	0.33	1.15

Intersection Summary

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Background (2024) PM Peak Hour.syn
08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	←	→	←	→	←	→
Traffic Volume (veh/h)	359	1162	1619	141	262	643
Future Volume (veh/h)	359	1162	1619	141	262	643
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	390	1263	1760	153	285	699
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	480	3861	3161	274	562	340
Arrive On Green	0.05	0.76	0.66	0.66	0.16	0.16
Sat Flow, veh/h	3456	5274	4953	415	3456	1585
Grp Volume(v), veh/h	390	1263	1251	662	285	699
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1796	1728	1585
Q Serve(g_s), s	5.6	12.8	31.5	31.7	12.0	26.0
Cycle Q Clear(g_c), s	5.6	12.8	31.5	31.7	12.0	26.0
Prop In Lane	1.00			0.23	1.00	1.00
Lane Grp Cap(c), veh/h	480	3861	2249	1186	562	340
V/C Ratio(X)	0.81	0.33	0.56	0.56	0.51	2.06
Avail Cap(c_a), veh/h	581	3861	2249	1186	562	340
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.1	6.3	14.6	14.6	61.2	62.8
Incr Delay (d2), s/veh	7.3	0.2	1.0	1.9	0.8	485.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	4.5	12.4	13.4	5.4	59.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	30.4	6.5	15.6	16.5	61.9	548.6
LnGrp LOS	C	A	B	B	E	F
Approach Vol, veh/h		1653	1913		984	
Approach Delay, s/veh		12.2	15.9		407.6	
Approach LOS		B	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	15.3	112.7			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+l1), s	7.6	33.7			14.8	28.0
Green Ext Time (p_c), s	0.7	26.5			14.7	0.0
Intersection Summary						
HCM 6th Ctrl Delay			99.3			
HCM 6th LOS			F			

Timings
1: Bryan Road & Old Griffin

Future Total (2024) AM Peak Hour.syn
08/21/2020

						
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	247	567	91	224	304	118
Future Volume (vph)	247	567	91	224	304	118
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.4	24.0	11.4	24.4	24.0	24.0
Total Split (s)	33.0	30.0	17.0	50.0	30.0	30.0
Total Split (%)	41.3%	37.5%	21.3%	62.5%	37.5%	37.5%
Yellow Time (s)	4.4	3.7	4.4	4.4	3.7	3.7
All-Red Time (s)	2.0	2.3	2.0	2.0	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.0	6.4	6.4	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Min	None	None	Min	None	None
Act Effct Green (s)	14.2	41.0	9.0	25.5	17.1	17.1
Actuated g/C Ratio	0.25	0.72	0.16	0.45	0.30	0.30
v/c Ratio	0.57	0.49	0.35	0.29	0.62	0.23
Control Delay	26.4	3.1	30.2	10.6	24.6	5.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.4	3.1	30.2	10.6	24.6	5.1
LOS	C	A	C	B	C	A
Approach Delay	10.2			16.3	19.2	
Approach LOS	B			B	B	

Intersection Summary

Cycle Length: 80

Actuated Cycle Length: 56.6

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 13.9

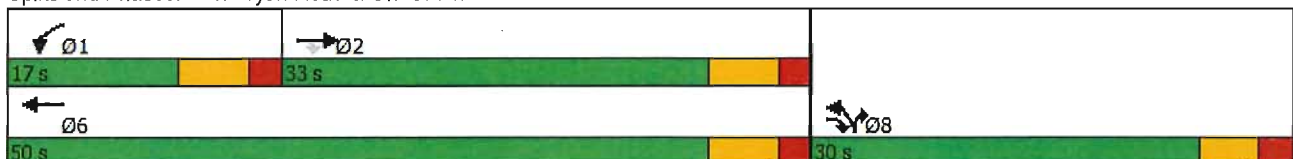
Intersection LOS: B

Intersection Capacity Utilization 50.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Bryan Road & Old Griffin



HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin

Future Total (2024) AM Peak Hour.syn
08/21/2020

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Volume (veh/h)	247	567	91	224	304	118
Future Volume (veh/h)	247	567	91	224	304	118
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	268	616	99	243	330	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	669	925	129	1023	403	
Arrive On Green	0.36	0.36	0.07	0.55	0.23	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	268	616	99	243	330	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	5.9	14.5	3.0	3.7	9.6	0.0
Cycle Q Clear(g_c), s	5.9	14.5	3.0	3.7	9.6	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	669	925	129	1023	403	
V/C Ratio(X)	0.40	0.67	0.77	0.24	0.82	
Avail Cap(c_a), veh/h	910	1130	346	1492	782	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	13.2	7.7	24.9	6.4	20.1	0.0
Incr Delay (d2), s/veh	0.4	1.1	9.3	0.1	4.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	7.2	1.5	1.1	4.1	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	13.5	8.8	34.2	6.6	24.3	0.0
LnGrp LOS	B	A	C	A	C	
Approach Vol, veh/h	884			342	330	A
Approach Delay, s/veh	10.3			14.6	24.3	
Approach LOS	B			B	C	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	10.3	26.0			36.3	18.3
Change Period (Y+Rc), s	6.4	6.4			6.4	6.0
Max Green Setting (Gmax), s	10.6	26.6			43.6	24.0
Max Q Clear Time (g_c+I1), s	5.0	16.5			5.7	11.6
Green Ext Time (p_c), s	0.1	3.1			1.5	0.8
Intersection Summary						
HCM 6th Ctrl Delay			14.2			
HCM 6th LOS			B			
Notes						
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.						

Intersection						
Int Delay, s/veh	5.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	W	↑
Traffic Vol, veh/h	159	97	316	105	54	418
Future Vol, veh/h	159	97	316	105	54	418
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	145	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	173	105	343	114	59	454
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	915	343	0	0	457	0
Stage 1	343	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	303	700	-	-	1104	-
Stage 1	719	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	287	700	-	-	1104	-
Mov Cap-2 Maneuver	406	-	-	-	-	-
Stage 1	719	-	-	-	-	-
Stage 2	535	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	22.1	0	1			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	483	1104	-	
HCM Lane V/C Ratio	-	-	0.576	0.053	-	
HCM Control Delay (s)	-	-	22.1	8.4	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	3.6	0.2	-	

Timings

3: Stirling Road & Bryan Road

Future Total (2024) AM Peak Hour.syn

08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↔↔	↑↑↑	↑↑↑	↔↔	↗
Traffic Volume (vph)	433	1129	1049	172	399
Future Volume (vph)	433	1129	1049	172	399
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	112.7	112.7	90.5	34.3	56.5
Actuated g/C Ratio	0.70	0.70	0.57	0.21	0.35
v/c Ratio	0.71	0.34	0.45	0.25	0.70
Control Delay	16.0	10.0	21.4	51.9	38.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	16.0	10.0	21.4	51.9	38.9
LOS	B	A	C	D	D
Approach Delay		11.7	21.4	42.8	
Approach LOS		B	C	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.71

Intersection Signal Delay: 20.5

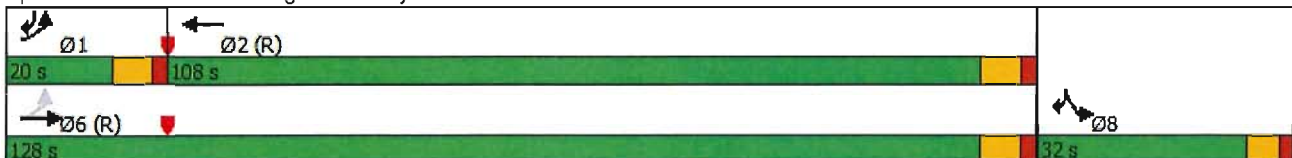
Intersection LOS: C

Intersection Capacity Utilization 58.5%

ICU Level of Service B

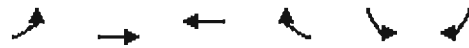
Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



HCM 6th Signalized Intersection Summary 3: Stirling Road & Bryan Road

Future Total (2024) AM Peak Hour.syn
08/21/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖↗	↑↑↑	↑↑↑		↖↗	↗
Traffic Volume (veh/h)	433	1129	1049	123	172	399
Future Volume (veh/h)	433	1129	1049	123	172	399
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	471	1227	1140	134	187	434
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	753	3861	3021	355	562	353
Arrive On Green	0.06	0.76	0.65	0.65	0.16	0.16
Sat Flow, veh/h	3456	5274	4801	544	3456	1585
Grp Volume(v), veh/h	471	1227	838	436	187	434
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1772	1728	1585
Q Serve(g_s), s	6.9	12.3	18.2	18.2	7.7	26.0
Cycle Q Clear(g_c), s	6.9	12.3	18.2	18.2	7.7	26.0
Prop In Lane	1.00			0.31	1.00	1.00
Lane Grp Cap(c), veh/h	753	3861	2220	1156	562	353
V/C Ratio(X)	0.63	0.32	0.38	0.38	0.33	1.23
Avail Cap(c_a), veh/h	825	3861	2220	1156	562	353
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.9	6.3	12.8	12.8	59.3	62.2
Incr Delay (d2), s/veh	1.3	0.2	0.5	0.9	0.3	125.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	4.3	7.1	7.6	3.4	26.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	11.2	6.5	13.3	13.8	59.7	187.4
LnGrp LOS	B	A	B	B	E	F
Approach Vol, veh/h		1698	1274		621	
Approach Delay, s/veh		7.8	13.5		148.9	
Approach LOS		A	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	16.7	111.3			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+I1), s	8.9	20.2			14.3	28.0
Green Ext Time (p_c), s	0.7	12.8			14.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			34.2			
HCM 6th LOS			C			

HCM 6th TWSC
4: Bryan Road & *North Driveway

Future Total (2024) AM Peak Hour.syn
08/21/2020

Intersection						
Int Delay, s/veh	2.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	↑	↑
Traffic Vol, veh/h	86	59	387	61	42	566
Future Vol, veh/h	86	59	387	61	42	566
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	93	64	421	66	46	615

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1128	421	0	0	487
Stage 1	421	-	-	-	-
Stage 2	707	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	226	632	-	-	1076
Stage 1	662	-	-	-	-
Stage 2	489	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	216	632	-	-	1076
Mov Cap-2 Maneuver	344	-	-	-	-
Stage 1	662	-	-	-	-
Stage 2	468	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.5	0	0.6
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	422	1076
HCM Lane V/C Ratio	-	-	0.373	0.042
HCM Control Delay (s)	-	-	18.5	8.5
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	1.7	0.1

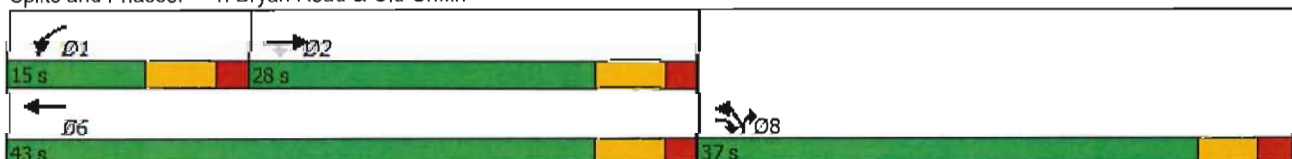
Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	W	↑
Traffic Vol, veh/h	89	62	386	63	44	608
Future Vol, veh/h	89	62	386	63	44	608
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	97	67	420	68	48	661
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1177	420	0	0	488	0
Stage 1	420	-	-	-	-	-
Stage 2	757	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	211	633	-	-	1075	-
Stage 1	663	-	-	-	-	-
Stage 2	463	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	202	633	-	-	1075	-
Mov Cap-2 Maneuver	328	-	-	-	-	-
Stage 1	663	-	-	-	-	-
Stage 2	442	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	19.6	0	0.6			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	409	1075	-	
HCM Lane V/C Ratio	-	-	0.401	0.044	-	
HCM Control Delay (s)	-	-	19.6	8.5	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.9	0.1	-	

Timings
1: Bryan Road & Old Griffin

Future Total (2024) PM Peak Hour.syn
08/21/2020

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Volume (vph)	359	752	133	253	549	185
Future Volume (vph)	359	752	133	253	549	185
Turn Type	NA	pm+ov	Prot	NA	Prot	Prot
Protected Phases	2	8	1	6	8	8
Permitted Phases		2				
Detector Phase	2	8	1	6	8	8
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.4	24.0	11.4	24.4	24.0	24.0
Total Split (s)	28.0	37.0	15.0	43.0	37.0	37.0
Total Split (%)	35.0%	46.3%	18.8%	53.8%	46.3%	46.3%
Yellow Time (s)	4.4	3.7	4.4	4.4	3.7	3.7
All-Red Time (s)	2.0	2.3	2.0	2.0	2.3	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.0	6.4	6.4	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	Min	None	None	Min	None	None
Act Effct Green (s)	19.2	54.8	8.5	34.2	29.1	29.1
Actuated g/C Ratio	0.25	0.72	0.11	0.45	0.38	0.38
v/c Ratio	0.82	0.68	0.74	0.33	0.88	0.28
Control Delay	43.3	7.6	57.9	15.1	38.8	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.3	7.6	57.9	15.1	38.8	5.2
LOS	D	A	E	B	D	A
Approach Delay	19.1			29.9	30.4	
Approach LOS	B			C	C	
Intersection Summary						
Cycle Length: 80						
Actuated Cycle Length: 75.8						
Natural Cycle: 80						
Control Type: Actuated-Uncoordinated						
Maximum v/c Ratio: 0.88						
Intersection Signal Delay: 24.7				Intersection LOS: C		
Intersection Capacity Utilization 72.3%				ICU Level of Service C		
Analysis Period (min) 15						

Splits and Phases: 1: Bryan Road & Old Griffin



Queues

Future Total (2024) PM Peak Hour.syn

1: Bryan Road & Old Griffin

08/21/2020



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	390	817	145	275	597	201
v/c Ratio	0.82	0.68	0.74	0.33	0.88	0.28
Control Delay	43.3	7.6	57.9	15.1	38.8	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.3	7.6	57.9	15.1	38.8	5.2
Queue Length 50th (ft)	179	120	72	84	269	9
Queue Length 95th (ft)	#312	223	#164	137	#462	49
Internal Link Dist (ft)	969			851	206	
Turn Bay Length (ft)		125	75			150
Base Capacity (vph)	536	1237	203	909	731	755
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.73	0.66	0.71	0.30	0.82	0.27

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
1: Bryan Road & Old Griffin

Future Total (2024) PM Peak Hour.syn
08/21/2020

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (veh/h)	359	752	133	253	549	185
Future Volume (veh/h)	359	752	133	253	549	185
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	390	817	145	275	597	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	537	1028	181	885	645	
Arrive On Green	0.29	0.29	0.10	0.47	0.36	0.00
Sat Flow, veh/h	1870	1585	1781	1870	1781	1585
Grp Volume(v), veh/h	390	817	145	275	597	0
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1870	1781	1585
Q Serve(g_s), s	14.1	21.6	6.0	6.8	24.2	0.0
Cycle Q Clear(g_c), s	14.1	21.6	6.0	6.8	24.2	0.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	537	1028	181	885	645	
V/C Ratio(X)	0.73	0.79	0.80	0.31	0.93	
Avail Cap(c_a), veh/h	537	1028	204	910	734	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.2	8.4	33.1	12.2	23.1	0.0
Incr Delay (d2), s/veh	4.9	4.4	18.5	0.2	16.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.7	16.0	3.4	2.7	12.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	29.1	12.8	51.6	12.4	39.6	0.0
LnGrp LOS	C	B	D	B	D	
Approach Vol, veh/h	1207			420	597	A
Approach Delay, s/veh	18.1			25.9	39.6	
Approach LOS	B			C	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	14.0	28.0			42.0	33.2
Change Period (Y+Rc), s	6.4	6.4			6.4	6.0
Max Green Setting (Gmax), s	8.6	21.6			36.6	31.0
Max Q Clear Time (g_c+I1), s	8.0	23.6			8.8	26.2
Green Ext Time (p_c), s	0.0	0.0			1.7	1.0

Intersection Summary

HCM 6th Ctrl Delay 25.3
HCM 6th LOS C

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

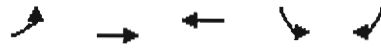
Intersection						
Int Delay, s/veh	5.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	130	77	373	158	87	757
Future Vol, veh/h	130	77	373	158	87	757
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	145	215	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	141	84	405	172	95	823
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1418	405	0	0	577	0
Stage 1	405	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	151	646	-	-	996	-
Stage 1	673	-	-	-	-	-
Stage 2	351	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 137	646	-	-	996	-
Mov Cap-2 Maneuver	249	-	-	-	-	-
Stage 1	673	-	-	-	-	-
Stage 2	318	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	38.2	0		0.9		
HCM LOS	E					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	323	996	-	
HCM Lane V/C Ratio	-	-	0.697	0.095	-	
HCM Control Delay (s)	-	-	38.2	9	-	
HCM Lane LOS	-	-	E	A	-	
HCM 95th %tile Q(veh)	-	-	4.9	0.3	-	
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Timings

3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour.syn

08/21/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↔↔	↑↑↑	↑↑↑	↔↔	↗
Traffic Volume (vph)	485	1162	1619	280	706
Future Volume (vph)	485	1162	1619	280	706
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	20.0	128.0	108.0	32.0	
Total Split (%)	12.5%	80.0%	67.5%	20.0%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	108.7	108.7	88.7	38.3	58.3
Actuated g/C Ratio	0.68	0.68	0.55	0.24	0.36
v/c Ratio	1.36	0.37	0.70	0.37	1.29
Control Delay	212.2	11.0	26.8	54.2	183.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	212.2	11.0	26.8	54.2	183.7
LOS	F	B	C	D	F
Approach Delay		70.3	26.8	146.9	
Approach LOS		E	C	F	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.36

Intersection Signal Delay: 69.7

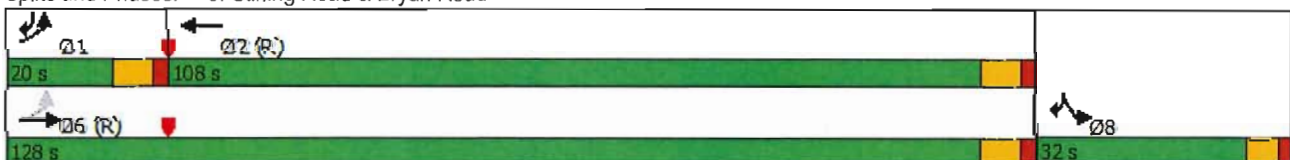
Intersection LOS: E

Intersection Capacity Utilization 89.7%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues
3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour.syn
08/21/2020



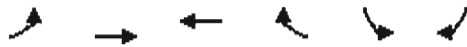
Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	527	1263	1951	304	767
v/c Ratio	1.36	0.37	0.70	0.37	1.29
Control Delay	212.2	11.0	26.8	54.2	183.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	212.2	11.0	26.8	54.2	183.7
Queue Length 50th (ft)	~309	190	519	138	~1014
Queue Length 95th (ft)	#418	168	483	202	#1379
Internal Link Dist (ft)		568	596	552	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	388	3845	3170	822	593
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	1.36	0.33	0.62	0.37	1.29

Intersection Summary

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour.syn
08/21/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰↱	↑↑↑	↑↑↑		↰↱	↰
Traffic Volume (veh/h)	485	1162	1619	176	280	706
Future Volume (veh/h)	485	1162	1619	176	280	706
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	527	1263	1760	191	304	767
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	549	3861	2953	319	562	386
Arrive On Green	0.08	0.76	0.63	0.63	0.16	0.16
Sat Flow, veh/h	3456	5274	4846	506	3456	1585
Grp Volume(v), veh/h	527	1263	1279	672	304	767
Grp Sat Flow(s), veh/h/ln	1728	1702	1702	1779	1728	1585
Q Serve(g_s), s	11.8	12.8	35.5	35.8	12.9	26.0
Cycle Q Clear(g_c), s	11.8	12.8	35.5	35.8	12.9	26.0
Prop In Lane	1.00			0.28	1.00	1.00
Lane Grp Cap(c), veh/h	549	3861	2149	1123	562	386
V/C Ratio(X)	0.96	0.33	0.60	0.60	0.54	1.99
Avail Cap(c_a), veh/h	549	3861	2149	1123	562	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.5	6.3	17.4	17.5	61.5	60.5
Incr Delay (d2), s/veh	28.4	0.2	1.2	2.4	1.1	452.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.0	4.5	14.2	15.3	5.8	64.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	64.9	6.5	18.6	19.8	62.6	513.0
LnGrp LOS	E	A	B	B	E	F
Approach Vol, veh/h		1790	1951		1071	
Approach Delay, s/veh		23.7	19.1		385.2	
Approach LOS		C	B		F	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	108.0			128.0	32.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	101.0			121.0	26.0
Max Q Clear Time (g_c+l1), s	13.8	37.8			14.8	28.0
Green Ext Time (p_c), s	0.0	27.1			14.7	0.0
Intersection Summary						
HCM 6th Ctrl Delay			102.3			
HCM 6th LOS			F			

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		↑	↑	W	↑
Traffic Vol, veh/h	65	45	522	119	82	861
Future Vol, veh/h	65	45	522	119	82	861
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	71	49	567	129	89	936

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1681	567	0	0	696
Stage 1	567	-	-	-	-
Stage 2	1114	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	104	523	-	-	900
Stage 1	568	-	-	-	-
Stage 2	314	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	94	523	-	-	900
Mov Cap-2 Maneuver	209	-	-	-	-
Stage 1	568	-	-	-	-
Stage 2	283	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	27.5	0	0.8
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	277	900
HCM Lane V/C Ratio	-	-	0.432	0.099
HCM Control Delay (s)	-	-	27.5	9.4
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	2.1	0.3

Intersection						
Int Delay, s/veh	3.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		U	U	W	U
Traffic Vol, veh/h	89	47	594	123	86	840
Future Vol, veh/h	89	47	594	123	86	840
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	150	100	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	97	51	646	134	93	913

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1745	646	0	0	780
Stage 1	646	-	-	-	-
Stage 2	1099	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	~ 95	472	-	-	837
Stage 1	522	-	-	-	-
Stage 2	319	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	~ 84	472	-	-	837
Mov Cap-2 Maneuver	202	-	-	-	-
Stage 1	522	-	-	-	-
Stage 2	284	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	37.7	0	0.9
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	252	837
HCM Lane V/C Ratio	-	-	0.587	0.112
HCM Control Delay (s)	-	-	37.7	9.8
HCM Lane LOS	-	-	E	A
HCM 95th %tile Q(veh)	-	-	3.4	0.4

Notes				
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon				

Timings
3: Stirling Road & Bryan Road

Future Total (2024) AM Peak Hour-Improvement.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↔↔	↑↑↑	↑↑↑	↔↔	↗
Traffic Volume (vph)	433	1129	1049	172	399
Future Volume (vph)	433	1129	1049	172	399
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	39.0	101.0	62.0	59.0	
Total Split (%)	24.4%	63.1%	38.8%	36.9%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	107.5	107.5	79.0	39.5	68.0
Actuated g/C Ratio	0.67	0.67	0.49	0.25	0.42
v/c Ratio	0.65	0.36	0.51	0.22	0.64
Control Delay	17.9	12.4	30.0	47.2	38.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.9	12.4	30.0	47.2	38.4
LOS	B	B	C	D	D
Approach Delay		14.0	30.0	41.1	
Approach LOS		B	C	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 65 (41%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.65

Intersection Signal Delay: 24.3

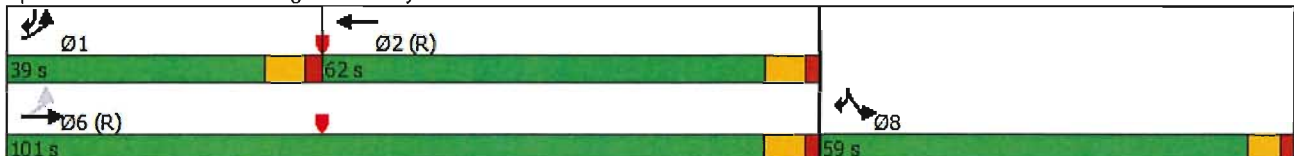
Intersection LOS: C

Intersection Capacity Utilization 58.5%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues

Future Total (2024) AM Peak Hour-Improvement.syn

3: Stirling Road & Bryan Road

08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	471	1227	1274	187	434
v/c Ratio	0.65	0.36	0.51	0.22	0.64
Control Delay	17.9	12.4	30.0	47.2	38.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.9	12.4	30.0	47.2	38.4
Queue Length 50th (ft)	91	193	324	80	344
Queue Length 95th (ft)	165	270	456	106	372
Internal Link Dist (ft)		568	596	552	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	921	3416	2476	1137	775
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.51	0.36	0.51	0.16	0.56
Intersection Summary					

HCM 6th Signalized Intersection SummaryFuture Total (2024) AM Peak Hour-Improvement.syn
3: Stirling Road & Bryan Road 08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↰↱	↰↱↱	↰↱↱		↰↱	↰↱
Traffic Volume (veh/h)	433	1129	1049	123	172	399
Future Volume (veh/h)	433	1129	1049	123	172	399
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	471	1227	1140	134	187	434
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	687	3319	2424	285	929	558
Arrive On Green	0.08	0.65	0.52	0.52	0.27	0.27
Sat Flow, veh/h	3456	5274	4801	544	3456	1585
Grp Volume(v), veh/h	471	1227	838	436	187	434
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1772	1728	1585
Q Serve(g_s), s	9.6	17.7	24.9	24.9	6.7	39.1
Cycle Q Clear(g_c), s	9.6	17.7	24.9	24.9	6.7	39.1
Prop In Lane	1.00			0.31	1.00	1.00
Lane Grp Cap(c), veh/h	687	3319	1781	927	929	558
V/C Ratio(X)	0.69	0.37	0.47	0.47	0.20	0.78
Avail Cap(c_a), veh/h	1091	3319	1781	927	1145	657
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.6	12.9	24.1	24.1	45.2	46.3
Incr Delay (d2), s/veh	1.2	0.3	0.9	1.7	0.1	5.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.9	6.9	10.4	11.0	2.9	16.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	19.8	13.2	25.0	25.8	45.3	51.3
LnGrp LOS	B	B	C	C	D	D
Approach Vol, veh/h		1698	1274		621	
Approach Delay, s/veh		15.0	25.3		49.5	
Approach LOS		B	C		D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.3	90.7			111.0	49.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	32.0	55.0			94.0	53.0
Max Q Clear Time (g_c+l1), s	11.6	26.9			19.7	41.1
Green Ext Time (p_c), s	1.7	10.5			13.8	1.9
Intersection Summary						
HCM 6th Ctrl Delay			24.6			
HCM 6th LOS			C			

Timings
3: Stirling Road & Bryan Road

Future Total (2024) PM Peak Hour-Improvement.syn
08/04/2020



Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Configurations	↰↰	↑↑↑	↑↑↑	↰↰	↱
Traffic Volume (vph)	485	1162	1619	280	706
Future Volume (vph)	485	1162	1619	280	706
Turn Type	pm+pt	NA	NA	Prot	pt+ov
Protected Phases	1	6	2	8	8 1
Permitted Phases	6				
Detector Phase	1	6	2	8	8 1
Switch Phase					
Minimum Initial (s)	4.0	12.0	12.0	6.0	
Minimum Split (s)	11.0	22.0	25.0	27.0	
Total Split (s)	28.0	100.0	72.0	60.0	
Total Split (%)	17.5%	62.5%	45.0%	37.5%	
Yellow Time (s)	5.0	5.0	5.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.0	
Lead/Lag	Lead		Lag		
Lead-Lag Optimize?	Yes		Yes		
Recall Mode	Min	C-Min	C-Min	None	
Act Effct Green (s)	93.0	93.0	65.0	54.0	82.0
Actuated g/C Ratio	0.58	0.58	0.41	0.34	0.51
v/c Ratio	0.97	0.43	0.95	0.26	0.94
Control Delay	81.4	19.2	57.5	39.3	57.6
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	81.4	19.2	57.5	39.3	57.6
LOS	F	B	E	D	E
Approach Delay		37.5	57.5	52.4	
Approach LOS		D	E	D	

Intersection Summary

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 86 (54%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.97

Intersection Signal Delay: 48.9

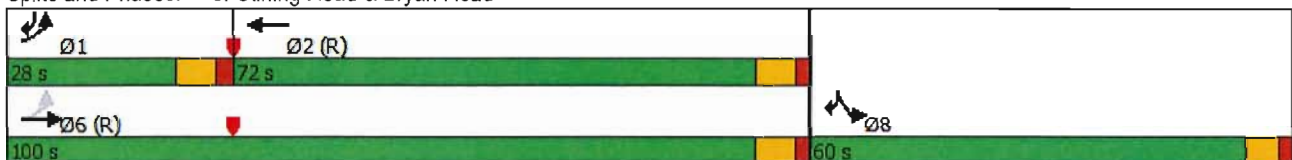
Intersection LOS: D

Intersection Capacity Utilization 89.7%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 3: Stirling Road & Bryan Road



Queues

Future Total (2024) PM Peak Hour-Improvement.syn

3: Stirling Road & Bryan Road

08/04/2020



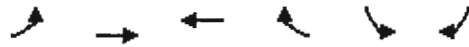
Lane Group	EBL	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	527	1263	1951	304	767
v/c Ratio	0.97	0.43	0.95	0.26	0.94
Control Delay	81.4	19.2	57.5	39.3	57.6
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	81.4	19.2	57.5	39.3	57.6
Queue Length 50th (ft)	235	260	717	119	741
Queue Length 95th (ft)	#356	295	#806	160	#1038
Internal Link Dist (ft)		568	596	552	
Turn Bay Length (ft)	240			250	480
Base Capacity (vph)	541	2955	2043	1158	812
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.97	0.43	0.95	0.26	0.94

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection SummaryFuture Total (2024) PM Peak Hour-Improvement.syn
3: Stirling Road & Bryan Road

08/04/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	←←	→→→	←←→		←←	→
Traffic Volume (veh/h)	485	1162	1619	176	280	706
Future Volume (veh/h)	485	1162	1619	176	280	706
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	527	1263	1760	191	304	767
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	564	2968	1900	205	1166	743
Arrive On Green	0.13	0.58	0.41	0.41	0.34	0.34
Sat Flow, veh/h	3456	5274	4846	506	3456	1585
Grp Volume(v), veh/h	527	1263	1279	672	304	767
Grp Sat Flow(s),veh/h/ln	1728	1702	1702	1779	1728	1585
Q Serve(g_s), s	19.0	22.0	57.2	57.7	10.2	54.0
Cycle Q Clear(g_c), s	19.0	22.0	57.2	57.7	10.2	54.0
Prop In Lane	1.00			0.28	1.00	1.00
Lane Grp Cap(c), veh/h	564	2968	1383	723	1166	743
V/C Ratio(X)	0.94	0.43	0.92	0.93	0.26	1.03
Avail Cap(c_a), veh/h	564	2968	1383	723	1166	743
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	18.6	45.2	45.3	38.5	42.5
Incr Delay (d2), s/veh	23.1	0.4	11.8	20.2	0.1	41.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.5	8.9	26.3	29.4	4.4	37.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	74.5	19.1	57.0	65.5	38.6	84.1
LnGrp LOS	E	B	E	E	D	F
Approach Vol, veh/h		1790	1951		1071	
Approach Delay, s/veh		35.4	59.9		71.2	
Approach LOS		D	E		E	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	28.0	72.0			100.0	60.0
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	21.0	65.0			93.0	54.0
Max Q Clear Time (g_c+I1), s	21.0	59.7			24.0	56.0
Green Ext Time (p_c), s	0.0	4.6			14.4	0.0
Intersection Summary						
HCM 6th Ctrl Delay			53.3			
HCM 6th LOS			D			



Arborist Report

Dania Beach Marina Redevelopment ***Dania Beach, Florida***

Prepared for:

Dania Beach Marina Corporation
90 North Bryan Road
Dania Beach, FL 33004

148823009
June 2020
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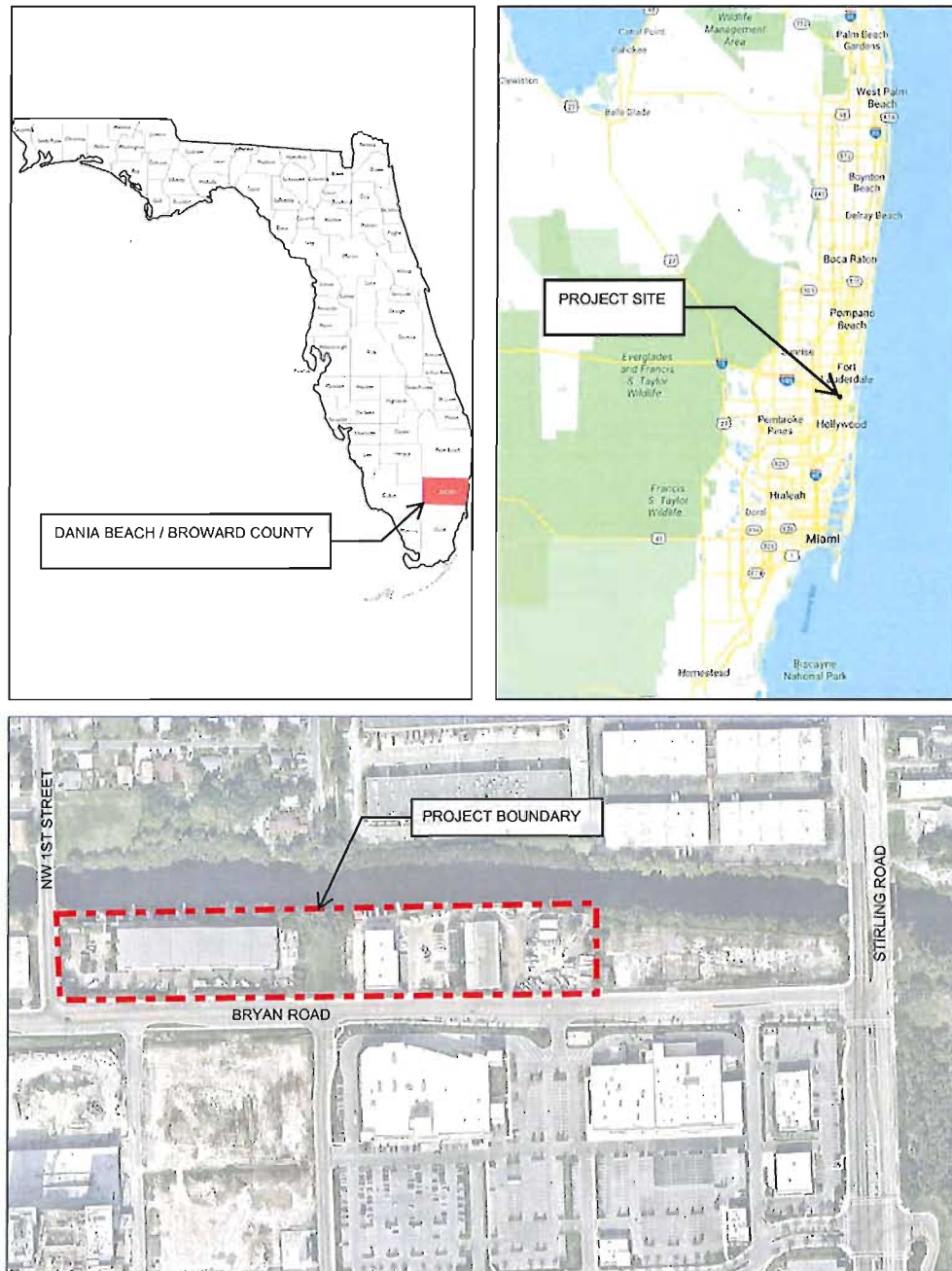
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Arborist Report
Dania Beach Marina Redevelopment
Dania Beach, Florida

1.0 INTRODUCTION

Kimley-Horn and Associates, Inc. has performed an observation of existing trees on the approximate 6± acre property located at 90 North Bryan Road, 70 and 50 South Bryan Road in the city of Dania Beach, Florida. A location map is attached as **Figure 1**. A certified arborist performed a field visit on June 16th and June 17th 2020 to observe and document the condition of existing trees and palms on the subject property. The observation data was performed and recorded per the Guide for Plant Appraisal, 10th Edition, as established by the Council of Tree and Landscape Appraisers (CTLA). Kimley-Horn used a "Tree Condition Evaluation Form" to determine the specific condition points for each physical attribute described below. Evaluations were based upon visual observations from the ground surface only. Based on these attributes a "Tree Condition Ranking" (Excellent, Good, Fair, Poor) was determined from the sum of the condition points, which consists of:

- Root structure and health (above ground visual observation)
- Trunk structure and health
- Scaffold branches structure and health
- Small branch and twig health
- Foliage and bud health

FIGURE 1: LOCATION MAP

2.0 GENERAL OBSERVATIONS

The subject property consists of mostly Sabal palm (*Sabal palmetto*), Live oak (*Quercus virginiana*), and Mahogany (*Swietenia mahagoni*), with Green buttonwood (*Conocarpus erectus*), Gumbo-limbo (*Bursera simaruba*), Royal palm (*Roystonea regia*), Coconut palm (*Cocos nucifera*), Beautyleaf (*Calophyllum inophyllum*), Silver buttonwood (*Conocarpus erectus* 'Sericeus'), Bald cypress (*Taxodium distichum*), Mexican fan palm (*Washingtonia robusta*) and Royal poinciana (*Delonix regia*) dispersed throughout the remainder of the site. In addition to the protected trees listed above, Red mangrove (*Rhizophora mangle*) buffers a large portion of the canal. Invasive species such as Brazilian pepper (*Schinus terebinthifolia*), Earleaf acacia (*Acacia auriculiformis*) and Tropical almond tree (*Terminalia catappa*) were observed along the North property line (adjacent to NW 1st Street) and the East property line (adjacent to the existing canal). Site photos are attached as **Figure 3**.

The subject property is currently used for boat storage and maintenance, as well as a restaurant and bar along the canal. Most of the trees located within the parking and storage areas are distressed from compacted soils and observed nutrient deficiencies due to almost all the parking areas being compacted gravel. The property shows no signs of recent maintenance, with several trees exhibiting poor branching structure, broken limbs, and a few younger trees being uprooted or leaning. Several trees located along the canal or directly adjacent to impervious areas have exposed root systems or girdling roots. A few palms and trees growing adjacent to storage/parking areas were observed to have mechanical or vehicular damage to the trunks. Overall, the majority of existing palms on-site are in EXCELLENT or GOOD condition, whereas most of the existing trees on-site are in GOOD or FAIR condition. A Tree Condition Assessment is attached as **Figure 2**.

FIGURE 2: TREE CONDITION ASSESSMENT

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1066	Sabal palm	18' CT	91%	Excellent	
1067	Sabal palm	7' CT	94%	Excellent	
1068	Tropical almond tree	4	91%	Excellent	Invasive 2
1076	Pigeon plum	12	69%	Fair	
1077	Silver buttonwood	8,4,4,3	66%	Fair	
1078	Silver buttonwood	4,4,4	66%	Fair	
1079	Pigeon plum	12	88%	Excellent	
1080	Silver buttonwood	4,4,4,3	63%	Fair	
1081	Sabal palm	20' CT	94%	Excellent	
1082	Sabal palm	20' CT	94%	Excellent	
1083	Sabal palm	20' CT	91%	Excellent	
1084	Sabal palm	26' CT	94%	Excellent	
1085	Sabal palm	20' CT	91%	Excellent	
1086	Sabal palm	20' CT	91%	Excellent	
1087	Live oak	10	75%	Good	
1088	Live oak	10	69%	Fair	
1089	Live oak	11	72%	Good	
1090	Silver buttonwood	3,3,3,3,3	66%	Fair	
1091	Sabal palm	30' CT	88%	Excellent	
1092	Sabal palm	22' CT	88%	Excellent	
1093	Sabal palm	14' CT	91%	Excellent	
1094	Live oak	10	75%	Good	
1095	Live oak	23	75%	Good	
1096	Live oak	20	66%	Fair	
1097	Sabal palm	20' CT	88%	Excellent	
1098	Sabal palm	18' CT	91%	Excellent	
1099	Sabal palm	16' CT	88%	Excellent	
1100	Live oak	8	66%	Fair	
1201	Live oak	10	63%	Fair	
1202	Live oak	8	78%	Good	
1203	Sabal palm	20' CT	91%	Excellent	
1204	Sabal palm	18' CT	91%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1205	Sabal palm	16' CT	91%	Excellent	
1206	Live oak	10	81%	Good	
1207	Live oak	13	84%	Good	
1208	Washingtonia palm	55' CT	97%	Excellent	Invasive 2
1209	Washingtonia palm	55' CT	97%	Excellent	Invasive 2
1210	Sabal palm	30' CT	81%	Good	
1211	Sabal palm	22' CT	88%	Excellent	
1212	Sabal palm	18' CT	84%	Good	
1213	Sabal palm	25' CT	91%	Excellent	
1214	Sabal palm	22' CT	91%	Excellent	
1215	Sabal palm	38' CT	91%	Excellent	
1216	Sabal palm	30' CT	91%	Excellent	
1217	Sabal palm	22' CT	91%	Excellent	
1218	Sabal palm	20' CT	91%	Excellent	
1219	Washingtonia palm	55' CT	100%	Excellent	Invasive 2
1220	Washingtonia palm	55' CT	100%	Excellent	Invasive 2
1221	Washingtonia palm	55' CT	75%	Good	Invasive 2
1222	Live oak	8	72%	Good	
1223	Live oak	8	69%	Fair	
1224	Sabal palm	12' CT	88%	Excellent	
1225	Sabal palm	14' CT	88%	Excellent	
1226	Sabal palm	16' CT	84%	Good	
1227	Sabal palm	18' CT	91%	Excellent	
1228	Sabal palm	20' CT	91%	Excellent	
1229	Sabal palm	24' CT	91%	Excellent	
1230	Sabal palm	30' CT	91%	Excellent	
1231	Sabal palm	20' CT	91%	Excellent	
1232	Sabal palm	18' CT	91%	Excellent	
1233	Live oak	10	72%	Good	
1234	Live oak	8	66%	Fair	
1235	Live oak	10	72%	Good	
1236	Sabal palm	16' CT	88%	Excellent	
1237	Sabal palm	16' CT	88%	Excellent	
1238	Sabal palm	22' CT	81%	Good	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1239	Sabal palm	16' CT	94%	Excellent	
1240	Sabal palm	20' CT	94%	Excellent	
1241	Sabal palm	28' CT	94%	Excellent	
1242	Gumbo-limbo	11	75%	Good	
1243	Gumbo-limbo	13	91%	Excellent	
1244	Gumbo-limbo	8	88%	Excellent	
1245	Gumbo-limbo	12	88%	Excellent	
1246	Gumbo-limbo	12	94%	Excellent	
1247	Gumbo-limbo	10	63%	Fair	
1248	Gumbo-limbo	13	81%	Good	
1249	Gumbo-limbo	8	75%	Good	
1250	Green buttonwood	7	66%	Fair	
1251	Royal poinciana	13	56%	Fair	Ganoderma fungus on trunk and lower limbs
1252	Green buttonwood	20	59%	Fair	
1253	Seagrape	6,6,4	63%	Fair	
1254	Live oak	6	81%	Good	
1255	Live oak	4	81%	Good	
1256	Live oak	3	81%	Good	
1257	Live oak	12	69%	Fair	
1258	Live oak	16	69%	Fair	
1259	Green buttonwood	8	66%	Fair	
1260	Green buttonwood	8	66%	Fair	
1261	Coconut palm	25' CT	97%	Excellent	Invasive 2
1262	Coconut palm	30' CT	97%	Excellent	Invasive 2
1263	Coconut palm	30' CT	97%	Excellent	Invasive 2
1264	Live oak	12	75%	Good	
1265	Live oak	5	75%	Good	
1266	Live oak	11	75%	Good	
1267	Sabal palm	6' CT	100%	Excellent	
1268	Gumbo-limbo	3	88%	Excellent	
1269	Gumbo-limbo	11	66%	Fair	
1270	Sabal palm	12' CT	91%	Excellent	
1271	Sabal palm	12' CT	91%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1272	Sabal palm	12' CT	91%	Excellent	
1273	Gumbo-limbo	10	56%	Fair	
1274	Beautyleaf	10	75%	Good	
1275	Green buttonwood	9	78%	Good	
1276	Green buttonwood	13	59%	Fair	
1277	Green buttonwood	18	72%	Good	
1278	Coconut palm	16' CT	91%	Excellent	Invasive 2
1279	Coconut palm	30' CT	94%	Excellent	Invasive 2
1280	Coconut palm	26' CT	94%	Excellent	Invasive 2
1281	Coconut palm	26' CT	94%	Excellent	Invasive 2
1282	Coconut palm	26' CT	97%	Excellent	Invasive 2
1283	Live oak	6	78%	Good	
1284	Live oak	5	69%	Fair	
1285	Live oak	4	75%	Good	
1286	Live oak	4	72%	Good	
1287	Sabal palm	6' CT	94%	Excellent	
1288	Live oak	4	72%	Good	
1289	Live oak	4	81%	Good	
1290	Live oak	4	81%	Good	
1291	Live oak	4	81%	Good	
1292	Live oak	4	81%	Good	
1293	Live oak	4	81%	Good	
1294	Silver buttonwood	5	66%	Fair	
1295	Silver buttonwood	3	66%	Fair	
1296	Sabal palm	18' CT	94%	Excellent	
1297	Sabal palm	18' CT	94%	Excellent	
1298	Sabal palm	18' CT	94%	Excellent	
1299	Earleaf acacia	9,3,7	72%	Good	Invasive 1
1300	Live oak	5	94%	Excellent	
1301	Sabal palm	16' CT	100%	Excellent	
1302	Piccabean palm	20' CT	100%	Excellent	
1303	Piccabean palm	20' CT	100%	Excellent	
1304	Sabal palm	10' CT	100%	Excellent	
1305	Sabal palm	10' CT	100%	Excellent	
1306	Sabal palm	10' CT	100%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1307	Sabal palm	10' CT	100%	Excellent	
1308	Mahogany	6	88%	Excellent	
1309	Mahogany	5	91%	Excellent	
1310	Mahogany	5	84%	Good	
1311	Mahogany	6	72%	Good	
1312	Mahogany	6	81%	Good	
1313	Mahogany	8	78%	Good	
1314	Sabal palm	14' CT	100%	Excellent	
1315	Sabal palm	14' CT	100%	Excellent	
1316	Sabal palm	14' CT	100%	Excellent	
1317	Mahogany	11	66%	Fair	
1318	Green buttonwood	13	72%	Good	
1319	Green buttonwood	9	72%	Good	
1320	Green buttonwood	9	72%	Good	
1321	Green buttonwood	11	69%	Fair	
1322	Green buttonwood	10	69%	Fair	
1323	Green buttonwood	8	66%	Fair	
1324	Green buttonwood	7	59%	Fair	
1325	Live oak	9	72%	Good	
1326	Sabal palm	16' CT	94%	Excellent	
1327	Bald cypress	3	72%	Good	
1328	Bald cypress	5	88%	Excellent	
1329	Bald cypress	3	88%	Excellent	
1330	Mahogany	8	84%	Good	
1331	Mahogany	8	72%	Good	
1332	Mahogany	8	75%	Good	
1333	Sabal palm	18' CT	100%	Excellent	
1334	Sabal palm	18' CT	100%	Excellent	
1335	Sabal palm	18' CT	100%	Excellent	
1336	Royal palm	24' GW	94%	Excellent	
1337	Royal palm	24' GW	94%	Excellent	
1338	Royal palm	24' GW	94%	Excellent	
1339	Royal palm	20' GW	94%	Excellent	
1340	Royal palm	24' GW	94%	Excellent	

Tree #	Species	Size (DBH)	Points	CTLA Condition Assessment	Notes
1341	Royal palm	14' GW	94%	Excellent	
1342	Royal palm	14' GW	72%	Good	
1343	Mahogany	4	84%	Good	
1344	Mahogany	4	91%	Excellent	
1345	Mahogany	4	88%	Excellent	
1346	Mahogany	4	59%	Fair	
1347	Mahogany	4	97%	Excellent	
1348	Mahogany	4	88%	Excellent	
1349	Mahogany	4	75%	Good	
1350	Sabal palm	26' CT	91%	Excellent	
1351	Sabal palm	20' CT	94%	Excellent	
1352	Mahogany	4	81%	Good	
1353	Mahogany	3	59%	Fair	
1354	Mahogany	4	100%	Excellent	
1355	Sabal palm	12' CT	84%	Good	
1356	Mahogany	4	100%	Excellent	
1357	Sabal palm	14' CT	94%	Excellent	
1358	Mahogany	4	84%	Good	
1359	Sabal palm	14' CT	94%	Excellent	
1360	Mahogany	3	72%	Good	
1361	Live oak	12	66%	Fair	
1362	Sabal palm	14' CT	94%	Excellent	
1363	Live oak	13	69%	Fair	
1364	Mahogany	3	97%	Excellent	
1365	Sabal palm	10' CT	94%	Excellent	
1366	Live oak	11	59%	Fair	
1367	Live oak	12	59%	Fair	

TREE #1066, #1067



TREE #1068



TREE #1076



TREE #1077, #1078



TREE #1079



TREE #1080



TREE #1081, #1082, #1083



TREE #1084, #1085, #1086



TREE #1087



TREE #1088, #1089



TREE #1090



TREE #1091, #1092, #1093, #1094



TREE #1095, #1096



TREE #1097, #1098, #1099, #1100



TREE #1201



TREE #1202



TREE #1203, #1204, #1205



TREE #1206



TREE #1207



TREE #1208, #1209



TREE #1210, #1211, #1212



TREE #1213, #1214, #1215, #1216, #1217, #1218



TREE #1219, #1220, #1221



TREE #1222



TREE #1223



TREE #1224, #1225, #1226



TREE #1227, #1228, #1229, #1230, #1231, #1232



TREE #1233



TREE #1234, #1235



TREE #1236, #1237, #1238



TREE #1239, #1240, #1241



TREE #1242



TREE #1243, #1244, #1245, #1246, #1247



TREE #1248



TREE #1249



TREE #1250



TREE #1251



TREE #1252



TREE #1253



TREE #1254, #1255, #1256, #1257



TREE #1258, #1259



TREE #1260



TREE #1261, #1262, #1263



TREE #1264, #1265, #1266, #1267



TREE #1268, #1269



TREE #1270, #1271, #1272



TREE #1273, #1274



TREE #1275, #1276, #1277



TREE #1278, #1279, #1280, #1281, #1282



TREE #1283



TREE #1284, #1285



TREE #1286, #1287



TREE #1288, #1289



TREE #1290, #1291, #1292, #1293



TREE #1294, #1295, #1296, #1299



TREE #1297, #1298



TREE #1300



TREE #1301



TREE #1302



TREE #1303



TREE #1304



TREE #1305, #1306, #1307



TREE #1308



TREE #1309



TREE #1310, #1311, #1312, #1313



TREE #1314, #1315, #1316



TREE #1317



TREE #1318, #1319



TREE #1320, #1321



TREE #1322



TREE #1323



TREE #1324



TREE #1325



TREE #1326



TREE #1327, #1328, #1329



TREE #1330



TREE #1331



TREE #1332, #1333, #1334, #1335



TREE #1336, #1337, #1338,
#1339, #1340, #1341, #1342



TREE #1343



TREE #1344



TREE #1345



TREE #1346



TREE #1347



TREE #1348



TREE #1349, #1350, #1351



TREE #1352



TREE #1353



TREE #1354, #1355, #1356, #1357



TREE #1358, #1359



TREE #1360



TREE #1362



TREE #1361, #1362, #1363



TREE #1365



TREE #1366, #1367



4.0 TREE OBSERVATION DISCLAIMER

The only trees which were analyzed, observed, or considered are those trees specifically listed in this report. Unless specifically contracted to do so, this observation does not include a tree risk assessment. The field observations performed from the ground by Kimley-Horn for trees included within this report were considered only for signs and symptoms which were or are highly visible, as indicators of a stressed, declining, or risk trees. Defects which may exist underground, internally in the tree(s), or only visible from an aerial assessment could not and were not considered in this analysis. Trees subject to this report were analyzed from the ground and no aerial inspections were made. This report and analysis have been made using generally accepted arboriculture techniques which include a visual examination only. Reasonable efforts have been made to ensure that the trees recommended for retention are healthy; however, no guarantees are offered, or implied, that these trees, including branches, etc. will remain standing. It is professionally impossible to predict with absolute certainty the behavior of any tree or groups of trees in all given circumstances. The conclusions and analysis included within this report are valid as to the date of inspection only. Degradation and other risk factors affecting trees can and do occur at any time. Kimley-Horn affirms that the opinions have been made in total good faith, based on the facts presented during the field inspection. Problems not apparent upon visual inspection cannot be and were not noted. All trees of concern should be monitored on an annual basis or after a significant or adverse weather event for new or deteriorating conditions. All tree work shall be performed by a Certified Arborist with the International Society of Arboriculture.

Please do not hesitate to contact us with any questions or comments on this evaluation.

Sincerely,

Matthew Dunn, ISA CA

Florida Registration Numbers: FL-9326A

CA 00000696

K:\SAR_URG\147706000 - Dania Beach Marina\ARBORICULTURE\Arborist Report



February 27, 2020
Revised June 29, 2020
Revised September 10, 2020
Revised December 2, 2020

Marjorie G. Craig, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: 70 Wave - Transportation Mitigation Impact Fee Calculation
Dania Beach, Florida
Kimley-Horn # 147706000

Dear Ms. Craig:

The following is a summary of the City of Dania's transportation mitigation impact fees associated with the development of the 70 Wave project. The developmental plan for 70 Wave includes 380 high-rise dwelling units and 19,700 square feet of commercial space. For the purposes of this evaluation, it has been assumed that the commercial space will be comprised of 9,850 square feet of traditional retail use and 9,850 square feet of restaurant use.

Broward County's adopted PM peak hour trip rates were used to calculate the peak hour trips generated by the proposed apartment. The City's currently adopted Impact Fee Schedule indicates that the current traffic mitigation fee for properties within the City's Regional Activity Center (RAC) is \$21.26 per PM peak hour trip. Therefore, to calculate the Traffic Mitigation Impact Fee owed to the City, the number of PM peak hour trips was multiplied by the cost per PM peak hour trip. Table 1 summarizes this calculation for the proposed 90 Wave site. Please note that these trip generation rates are only used for the purpose of calculating impact fees and do not relate to the trip generation calculations for the 90 Wave entitlements.

Table 1: Dania Marina 70 Wave –Transportation Mitigation Impact Fees

Land Use	# of Trips/ Peak Hour (T/PH)	Trip Length Factor	Adjusted # of Trips/ Peak Hour (T/PH)	Cost Per Trip	Final Cost
380 High-Rise Apartments	141	0.88	124.08	\$ 21.26	\$ 2,637.94
9,850 square feet of General Commercial	136	0.65	88.4	\$ 21.26	\$ 1,879.38
9,850 square feet of Restaurant	95	0.65	61.75	\$ 21.26	\$ 1,312.81

SUMMARY

As determined herein, the 70 Wave project creates 274.23 adjusted peak hour trips. At a cost of \$21.26 per trip, this yields a total RAC Transportation Mitigation Fee of \$5,830.13. Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this determination.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA00000696



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Christopher W
Heggen
2020.12.02
18:24:45 -05'00'

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: October 13, 2020 and December 8, 2020

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE PLAT ENTITLED “WAVES AT DANIA BEACH” (PL-162-19), SUBMITTED BY DENI LAND SURVEYORS, INC., ON BEHALF OF NV MARINA HOLDINGS, LLC, AND RJ MARINA HOLDINGS, LLC, (“APPLICANT”) FOR THE PROPERTY LOCATED AT 50 AND 70 S. BRYAN ROAD, DANIA BEACH, FLORIDA; THE LEGAL DESCRIPTION IS CONTAINED IN EXHIBIT“A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

CM PL-162-19 Wave 70 Plat, SR PL-162-19 Wave 70, R-2020-128 Waves at Dania Beach Plat (PL-162-19) NV Marina Holdings and RJ Marina Holdings, 70 Wave Plat, Wave 70 (Location Map), Wave 70 Plat app & backup OPT



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

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, Director
Corinne Lajoie, AICP, Assistant Director

SUBJECT: **PL-162-19:** The applicant, Mikki Ulrich/Deni Land Surveyors, on behalf of the property owner RJ Holdings LLC & NV Marina Holdings LLC, is requesting a plat approval for the property located at 50 and 70 Bryan Road.

Request

To plat the property allowing 380 high-rise dwelling units and 35,000 square feet of commercial use.

Background

This application has been reviewed by the Development Review Committee in November, 2019 and again in August, 2020. Additionally, a Site Plan application has also been submitted for this property which is being processed separately.

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the adjacent North West Byrd Point residents' concerns.

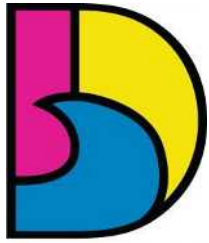
On December 8, 2020 the City Commission continued this item.

Budgetary Impact

Approval of the plat will allow the opportunity for the redevelopment of the site.

Recommendation

Approve the plat application.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: January 12, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistance Director

SUBJECT: **PL-162-19:** The applicant, Mikki Ulrich/Deni Land Surveyors, on behalf of the property owner RJ Holdings LLC & NV Marina Holdings LLC, is requesting a plat approval for the property located at 50 & 70 Bryan Road.

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=City of Dania Beach, ou=Community Development Department, email=eleanor@danibeachfl.gov, c=US
Date: 2021.12.14 16:22:22 -0500

Corinne Lajoie

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development Department, Planning Division, email=clajoie@danibeachfl.gov, c=US
Date: 2021.12.14 15:58:49 -0500

Request

PLAT

To plat the property allow 380 high-rise dwelling units and 35,000 square feet of commercial use.

PROPERTY INFORMATION

EXISTING ZONING:	Planned Small Lot Mixed Use Development District (PMUD-SL)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	4.69 gross acres/3.04 net acres
EXISTING USE:	Marine sales
VIOLATIONS ON PROPERTY:	None

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code.

Background

PLAT

The applicant is requesting to plat the subject properties in preparation for a site plan development. The applicant is requesting to allow 380 high-rise dwelling units and 35,000 square feet of commercial space.

DEVELOPMENT REVIEW COMMITTEE (DRC)

This application has been reviewed by the Development Review Committee on November 27, 2019 and again on August 27, 2020. All DRC comments have been addressed.

Additionally, a Site Plan application has been submitted for this property which is being processed separately.

CITY COMMISSION PREVIOUS ACTION

On October 28, 2019 the City Commission changed the zoning on the property from Industrial, Research, Office, Marine (IROM) to Planned Small Lot Mixed-Use Development District (PMUD-SL).

On October 13, 2020 the City Commission continued this item to allow the applicant time to resolve the adjacent North West Byrd Point residents' concerns.

On December 8, 2020 the City Commission continued this item.

Recommendation

Approve the resolution.

RESOLUTION NO. 2020-128

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT ENTITLED “WAVES AT DANIA BEACH” (PL-162-19), SUBMITTED BY DENI LAND SURVEYORS, INC., ON BEHALF OF NV MARINA HOLDINGS, LLC, AND RJ MARINA HOLDINGS, LLC, (“APPLICANT”) FOR THE PROPERTY LOCATED AT 50 AND 70 S. BRYAN ROAD, DANIA BEACH, FLORIDA; THE LEGAL DESCRIPTION IS CONTAINED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 “Land Development Code” (the “LDC”), Part 6 “Development Review Procedures and Requirements,” Article 640 “Plats,” of the City of Dania Beach, (the “City”) Code of Ordinances (“City Code”), Deni Land Surveyors, Inc., on behalf of RV Marina Holdings LLC and RJ Marina Holdings LLC (collectively, the “Applicant”) has applied to the City for approval of a Plat (PL-162-19) entitled “WAVES AT DANIA BEACH”, attached as Exhibit “B,” for the property bearing the legal description contained in Exhibit “A”; and

WHEREAS, on November 27, 2019 and August 27, 2020, 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 WAVES AT DANIA BEACH plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the Plat (PL-162-19); and

WHEREAS, the City Commission conducted a duly noticed public hearing on October 13, 2020, in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the Plat (PL-162-19) request is consistent with the LDC and Comprehensive Plan;

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

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

Section 2. That this certain application for the “WAVES AT DANIA BEACH” plat (PL-162-19), a copy of which is attached as Exhibit “B,” is approved with the no outstanding conditions.

Section 3. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

The South one-half of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, LESS all that portion lying Easterly lying Easterly of the following specifically described line:

Commencing at the NE corner of the SE $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East, bear South 87 degrees 26 minutes 41 seconds West, along the North line of said SE $\frac{1}{4}$ (centerline of NW 2nd Street) a distance of 1111.05 feet; thence South 0 degrees 42 minutes 30 seconds East, a distance of 1674.9 feet, more or less, to the intersection thereof with the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence North 87 degrees 31 minutes 28 seconds East, along said North line, a distance of 35.02 feet; thence South 0 degrees 42 minutes 30 seconds East, a distance of 150.0 feet; thence South 89 degrees 17 minutes 30 seconds West, a distance of 14.50 feet; thence South 2 degrees 54 minutes 17 seconds West to an intersection thereof with the North line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the POINT OF BEGINNING; thence continue South 2 degrees 54 minutes 17 seconds West, a distance of 118 feet from the last point of deflection; thence North 87 degrees 05 minutes 43 seconds West, a distance of 20.0 feet; thence South 2 degrees 54 minutes 17 seconds West, a distance of 70 feet, more or less, to the intersection thereof with the South line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section and the end of the specifically described line.

Also less the West 30.0 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East.

Also LESS all that portion of the South 10.0 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, lying West of Central and Southern Florida Flood Control District Canal C-10 right of way.

AND

The North one-half (N $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, LESS all that portion lying Easterly of the following specifically described line:

Commencing at the NE corner of the SE $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East, bear South 87 degrees 26 minutes 41 seconds West, along the North line of said SE $\frac{1}{4}$ (centerline of NW 2nd Street) a distance of 1111.05 feet; thence South 0 degrees 42 minutes 30 seconds East,

a distance of 1674.9 feet, more or less, to the intersection thereof with the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence North 87 degrees 31 minutes 28 seconds East, along said North line, a distance of 35.02 feet; thence South 0 degrees 42 minutes 30 seconds East, a distance of 150.0 feet; thence South 89 degrees 17 minutes 30 seconds West, a distance of 14.50 feet; thence South 2 degrees 54 minutes 17 seconds West to the intersection thereof with the South line of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section and the end the specifically described line.

Also less the West 30.0 feet of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East.

AND

All that portion of the South 10.0 feet of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, lying West of Central and Southern Florida Flood Control District Canal C-10 right of way.

TOGETHER WITH

A portion of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the NE corner of the SE $\frac{1}{4}$ of Section 33, Township 50 South, Range 42 East; thence South 87°26'41" West (basis of bearings) along the North line of said SE $\frac{1}{4}$ (centerline of NW 2nd Street) a distance of 1111.05 feet; thence South 00°50'21" East, a distance of 1677.24 feet to the intersection thereof, with the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence North 87°23'42" East, along said North line, a distance of 35.02 feet to the POINT OF BEGINNING; thence continue North 87°23'42" East, a distance of 28.82 feet; thence South 01°58'30" East, a distance of 201.92 feet; thence South 15°11'27" West, a distance of 92.10 feet; thence South 04°24'06" West, a distance of 35.50 feet; thence South 87°25'33" West, a distance of 49.86 feet to a point on the existing Westerly right of way line of the Central and Southern Florida Flood Canal C-10 Canal right of way; thence North 02°46'39" East along the aforementioned Westerly right of way line, a distance of 59.99 feet; thence South 87°13'21" East along the aforementioned right of way line, a distance of 20.00 feet; thence North 02°46'39" East along the aforementioned right of way line, a distance of 118.00 feet; thence North 89°09'52" East along the aforementioned right of way line, a distance of 14.50 feet; thence North 00°50'08" West along the aforementioned right of way line, a distance of 150.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Parcel A, CLARKE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 101, Page 32 of the Public Records of Broward County, Florida.

TOGETHER WITH:

A parcel of land being located in the Southeast one-quarter (SE ¼) of Section 33, Township 50 South, Range 42 East, being more particularly described as follows:

Commence at the Southeast (SE) corner of said Section 33; thence North 01°17'46" West along the East line of said Section 33 for a distance of 1,340.78 feet; thence South 87°30'33" West for a distance of 1,118.51 feet to the Northeast (NE) corner of parcel of land described on Official Records Book 8775, Page 400 of the Public Records of Broward County, Florida; thence South 01°26'53" East along the East line of said parcel for a distance of 50.01 feet to the POINT OF BEGINNING; thence continue along the aforementioned line for a distance of 25.00 feet to the Southeast (SE) corner of said parcel (said point also being the Northeast corner of Parcel A of CLARKE SUBDIVISION, as recorded in Plat Book 101, Page 32 of the Public Records of Broward County, Florida; thence South 87°30'33" West along the South line of the aforementioned parcel (said line also being the North line of said CLARKE SUBDIVISION PLAT) for a distance of 186.10 feet to the Northwest corner of Parcel A of said plat; thence North 42°30'48" East, a distance of 35.36 feet; thence North 87°30'33" East along a line 25 feet North of and parallel with the North line of said CLARKE SUBDIVISION a distance of 161.55 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

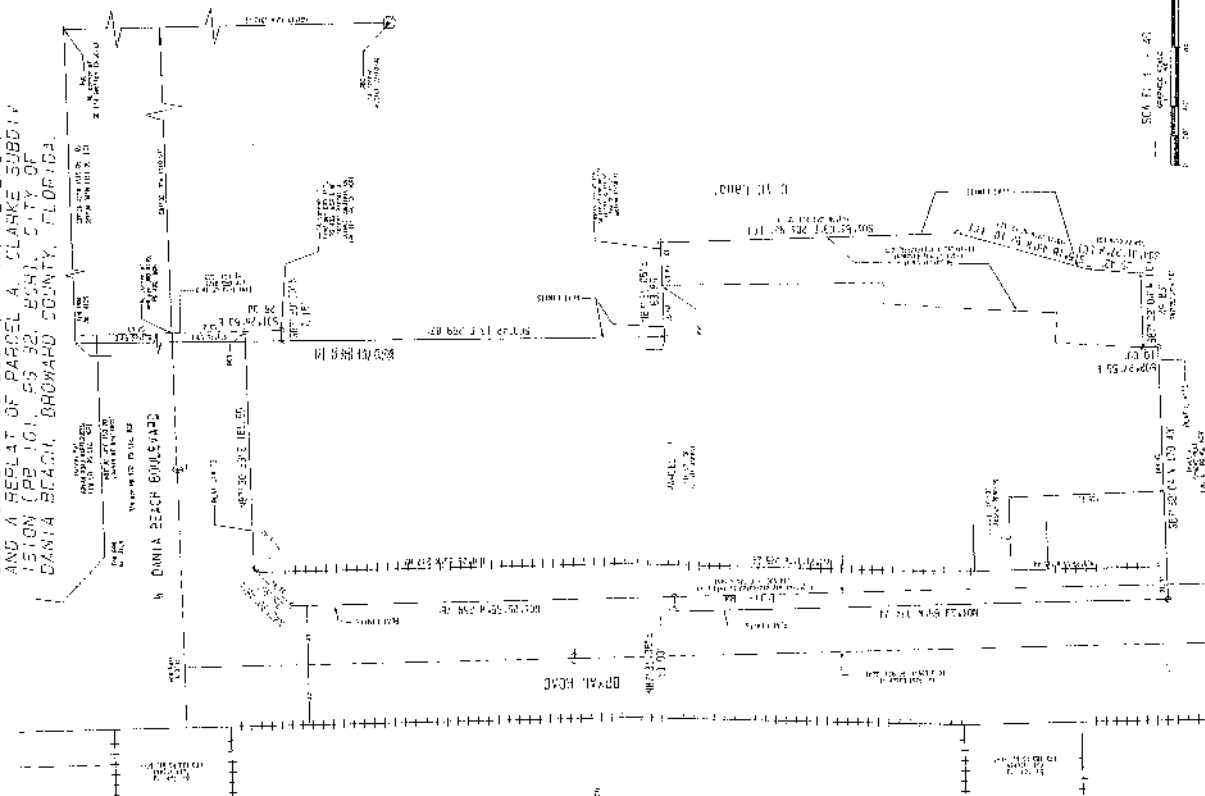
EXHIBIT B

See attached Plat

WAVES AT DANIA BEACH

PLAT BOOK PAGE
SHEET 2 OF 2

A PORTION OF THE SOUTHEAST ONE QUARTER
OF THE SOUTHEAST ONE QUARTER OF SECTION
33, TOWNSHIP 50 SOUTH, RANGE 32 EAST,
AND A REPLAT OF PARCEL A, CLARKE SUBDI-
VISION (PB 101, PGS 32, 33), CITY OF
DANIA BEACH, BROWARD COUNTY, FLORIDA.



NOTES:

1. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
2. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
3. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
4. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
5. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
6. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
7. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
8. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
9. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.
10. The property is located in the Southeast One Quarter of the Southeast One Quarter of Section 33, Township 50 South, Range 32 East, and a replat of Parcel A, Clarke Subdivision (PB 101, PGS 32, 33), City of Dania Beach, Broward County, Florida.

DEAN LAND SURVEYORS, INC.
1500 N.W. 15TH AVENUE, SUITE 100, MIAMI, FL 33135
PHONE: 351-1273 FAX: 351-355-3313

000-1P-19



24-20
62-19

PLAN
AT

E 70

AN ROAD
AN ROAD

FER
PROPERTY



BEACH
T. LOVE IT.

Feet
510 680



Lajoie, Corinne

From: Lawson, Jacob <Jacob.Lawson@kimley-horn.com>
Sent: Thursday, September 03, 2020 4:25 PM
To: Torres, Melissa
Cc: Dave Zipoli; Lajoie, Corinne; mikkiulrich93@gmail.com; Nectaria Chakas; Thuy Turner
Subject: RE: Waves at Dania Beach Plat (PL-162-19)

****CAUTION**** This email has originated from outside this organization, so proceed with extra caution when communicating with the sender or opening any attachments.

Thank you, Melissa. That seems to clear up the issue of why it needed to go to fire. It seems she was confused or misread it.

Corinne, Fire did not have comments to address.

Thanks,

***Please note I will be out 9/4**

Jacob B. Lawson, P.E. (FL) Associate

Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960
Direct: 772 794 4110 | Main: 772 794 4100 | Mobile: 850 902 2942
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

-----Original Message-----

From: Torres, Melissa <Melissa_Torres@sheriff.org>
Sent: Thursday, September 3, 2020 4:22 PM
To: Lawson, Jacob <Jacob.Lawson@kimley-horn.com>
Cc: Zipoli, DAVID <DAVID_ZIPOLI@sheriff.org>
Subject: Re: Waves at Dania Beach Plat (PL-162-19)

Good afternoon,

On permit # PL-162-19. I stated the plan was not applicable (N/A) to fire. Mikki wrote back was not acceptable?

Thanks,

Melissa

From: Lawson, Jacob <Jacob.Lawson@kimley-horn.com>
Sent: Wednesday, September 2, 2020 5:04 PM
To: Mohammed Sharifuzzaman; Lajoie, Corinne; Torres, Melissa
Cc: mikkiulrich93@gmail.com; Mike Lally; Nectaria Chakas
Subject: RE: Waves at Dania Beach Plat (PL-162-19)

Lajoie, Corinne

From: Mohammed Sharifuzzaman <MSharifuzzaman@cgasolutions.com>
Sent: Wednesday, September 09, 2020 5:38 PM
To: Lajoie, Corinne
Cc: Larios, Ibel
Subject: RE: Wave 90 and Wave 70- Dania Beach Marina

****CAUTION**** This email has originated from outside this organization, so proceed with extra caution when communicating with the sender or opening any attachments.

Corinne,

I have closed the issues for PL-162-19. Hope that will work. Also, once the plat is approved by Broward County, will they provide a copy or upload in CAP. If they do that would be great.

Thank you.

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Wednesday, September 9, 2020 1:30 PM
To: Mohammed Sharifuzzaman <MSharifuzzaman@cgasolutions.com>; Larios, Ibel <ilarios@daniabeachfl.gov>
Cc: Bryan, Muriel <mbryan@daniabeachfl.gov>; Lorber, Richard <rlorber@daniabeachfl.gov>; Lawson, Jacob <Jacob.Lawson@kimley-horn.com>; Xavier Falconi <xfalconi@cgasolutions.com>
Subject: RE: Wave 90 and Wave 70- Dania Beach Marina

Did you also change your Tier 1 Plat comments to Tier 2?

From: Mohammed Sharifuzzaman [<mailto:MSharifuzzaman@cgasolutions.com>]
Sent: Wednesday, September 09, 2020 11:16 AM
To: Larios, Ibel
Cc: Lajoie, Corinne; Bryan, Muriel; Lorber, Richard; Lawson, Jacob; Xavier Falconi
Subject: Wave 90 and Wave 70- Dania Beach Marina

****CAUTION**** This email has originated from outside this organization, so proceed with extra caution when communicating with the sender or opening any attachments.

Ibel, Good morning. Attached are the Review Letters for Wave 90 and Wave 70.

Thank you.

Best regards,

Mohammed Sharifuzzaman, P.E.



Miami-Dade (Corporate) Office
343 Almeria Avenue
Coral Gables, FL 33134
Phone: 305.448.1711

Broward Office
100 SE 12th Street
Fort Lauderdale, FL 33316
Phone: 954.888.9882

Palm Beach Office
1910 North Florida Mango Road
West Palm Beach, FL 33409
Phone: 561.508.0615

PL-162-19 Waves at Dania Beach (Second Submittal)

Electronic Plan Review Results

Project Information

Phase 25% **A/E:**
Submittal: Construction Documents
Facility **Plans**
Name: **Dated:**
Project PL-162-19 **Plans** 8/7/20
Name: Waves at Dania Beach (Second Submittal) **Received:**
Project No: Waves at Dania Beach **Review** 8/20/20
Building FBC2017 **Completed:**
Code: **Review** Review Disapproved.
Status: Note that your project has been reviewed by DRC twice. Please coordinate with the Reviewer(s) corresponding to the discipline(s) for the remaining comments. This project cannot proceed to public hearing with outstanding Tier 1 comments remaining. You may find the Reviewers' email addresses below. Please contact the Planner who reviewed your project for further information.
Note that if you opt to resubmit for the third time, a filing fee of a \$1,000.00 will be required.

Project Description: Preparation of plat for new development

Plan Review Summary

Discipline	Status	Reviewer	Email	Phone	License
06) Engineering/Civil	Disapproved	Mohammed Sharifuzzaman	msharifuzzaman@cgasolutions.com	954-921-7781	PE67640
06) Engineering/Civil	Accepted_As_Noted	Xavier Falconi	xfalconi@cgasolutions.com	954-921-7781	
07) Fire		David Zipoli	David_Zipoli@sheriff.org	(954) 9262417	
07) Fire	Accepted_As_Noted	Melissa Torres	Melissa_Torres@sheriff.org	954-342-4262	
09) Zoning	Disapproved	Corinne Lajoie	clajoie@daniabeachfl.gov	954926805	

11) Flood Plain	Review Pending
-----------------	----------------

Plans and specifications review is performed in accordance with the Florida Building Code, Florida Statutes and all applicable codes.

Open Issues: 4

ENGINEERING

General Issues

1. Engineering Mandatory

Calvin, Giordano &
Asso.
Mohammed
Sharifuzzaman
8/17/20 2:59 PM
Express Workflow - 1
(Second Review, First
EPR)

TIER 1 COMMENTS:

1. Clarify if utility easements to be dedicated to utility providers. Such easements shall be shown on the plat.
2. The canal easements shown on the plat are in conflict with proposed improvements/development (Wave 70) of the property.

Move to S.P. Comments.

2. Traffic Engineering Recommendation

Calvin, Giordano &
Asso.
Xavier Falconi
8/17/20 5:49 PM
Express Workflow - 1
(Second Review, First
EPR)

CITY OF DANIA BEACH DEVELOPMENT REVIEW COMMENTS

Discipline: Traffic Engineering
Reviewed by: Xavier R. Falconi, PE
Review Date: 08/17/20
Phone: (954) 766-2735
Fax: (954) 921-8807

Project Name: PL-162-19 Waves at Dania Beach
Project Number: 19-2777

Comments based on information provided for the August 2020 DRC meeting

_____ No comments
_____ Comments as follows or attached
_____ Accepted
_____ X Accepted with Comments

Comments in relation to this application have been provided as part of the Wave 70 and Wave 90 projects.

Fire

General Issues

3. Fire Mandatory

Broward Sheriff's Office Plan Not Applicable to Fire
- Dania Beach
Melissa Torres
8/18/20 9:16 AM
Express Workflow - 1
(Second Review, First
EPR)

Zoning

General Issues

4. 2nd Zoning Review (Plat) Mandatory

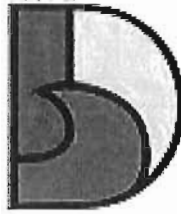
City of Dania Beach
Corinne Lajoie
8/14/20 11:11 AM
Express Workflow - 1
(Second Review, First
EPR)

Plat – PL-162-19
Zoning = PMUD-SL
FLU = RAC

1. **TIER 1** - Section 640-20(l) requires tax receipts for all parcels with lien search report from the City's Finance Department stating there are no liens on the properties. Must be addressed prior to scheduling for public hearing. 2nd time requested.
2. **TIER 1** - Broward County Trafficway Plan identifies Bryan Road as an 80' ROW. Therefore, a minimum of 40' to centerline of road must be dedicated. Revise to reflect roadway measurement reflecting dedication. Must be addressed prior to scheduling for public hearing. 2nd time requested.
3. **TIER 1** - Must provide mailing list and labels for property owners within 450' of the development site to Community Development, consistent with regulations identified in the City's Code of Ordinances, Chapter 28, Section 610-30. The labels are needed 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices. Must be addressed prior to scheduling for public hearing.
4. **TIER 1** - E-mail resolution and legal description, prepared by an attorney, for development approval in word format to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing.
5. Identify location of pedestrian cross access easement along east side of the property. 2nd time requested.
6. Remove folio number 5042-3300-0601 from the application, as it is owned by SFWMD.
7. Remove Planning and Zoning Board signature block as the P&Z does not review plats.

Closed Issues: 0

No closed Issues Found



**AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
WEDNESDAY, NOVEMBER 27, 2019**

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

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

1. 9:00 A.M.

SP-101-10, ACG GROUP
SW 36 STREET, 3RD REVIEW

2. 9:30 A.M.

PL-162-19, DANIA BEACH MARINA (PLAT)
70 S BRYAN ROAD, 1ST REVIEW

3. 10:00 A.M.

SP-145-19, AVID HOTEL
321 N FEDERAL HIGHWAY, 2ND REVIEW

4. 10:30 A.M.

PL-99-19, GRIFFIN LIVING (PLAT)
2730 & 2750 GRIFFIN ROAD, 4850 SW 28 AVENUE,
SW 27TH TERRACE, 2ND REVIEW

5. 11:00 A.M.

SP-102-19/ RZ-103-19 SEVEN OAKS
2900 SW 45 STREET, 3RD 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 clajoie@daniabeachfl.gov

Daniel Lozandier at (954) 924-6805 x 3793 or dlozandier@daniabeachfl.gov

Connie's
DRC Notes
11-27-19



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICE

November 20th, 2019.

Engineering/ Public Works Comments

PL-162-19 Dania Beach Marina Plat (1st Review)

- 1.- Shall submit proof of Plat submittal to the BC Development Management Division .
- 2.- Sec. 640-30 (3) North arrow, scale and date . Missing Date.
- 3.- Sec. 640-40 (5) All existing streets and alleys on or adjacent to the Tract, including name and right-of way width.
- 4.- Sec. 640-40 (7) All existing and right-of-way within the plat limits with the purpose and the instrument of record labeled.
- 5.- Sec. 640-40 (8) Location and width of all proposed ultimate rights-of-way, alleys, easements, proposed lot lines with dimensions, public areas , and parcels of land proposed or reserved for public use.
- 6.- Sec. 640-40 (12) Dedication and acknowledgment language.
- 7.- Sec. 640-30. (15) Computation of the square footage of each parcel of land proposed to be platted accurate to the nearest square foot. All survey and survey information shall be certified by a professional surveyor and mapper licensed in the State of Florida.

***For ease of review, please reply in writing to each line comment,
reference page number and backup documents provided. Additional comments
may apply.***

Engineering Reviewer:

Manny Vega, PE

Consultant, CAP Government

engineeringreview@daniabeachfl.gov



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: 11/20/19 **Site Plan No.:** PL-162-19 **Time Required For Review:** 30

Project: Dania Beach Marina Plat (1st Review) **Sq. Feet:** N/A

Plan Reviewer: David Zipoli, Fire Prevention Officer / Plans Examiner

☐ Approved As Submitted

☐ Denied

☐ Approved With Conditions

X ☐ 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. A master site plan showing the entire site
2. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated)
 - b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
 - c. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site
3. Water Supply Information as follows:
 - a. All existing and proposed water main sizes
 - b. Existing and proposed fire hydrant locations

- c. Dimensions of the three nearest adjacent hydrants to the project site
 - d. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)
4. Proof of Water Supply & Fire Flow Demand as follows:
- a. Fire Hydrant Flow Test
 - b. Building Construction Type and Square Footage
 - c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
 - d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
 - e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

5. Additional Fire Department Access Information as follows:
- a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated
 - c. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)
 - d. Building Accessibility
 - e. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
 - f. Fire Department Access Routes During Construction
6. Additional Water Supply Information as follows:
- a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
7. A detail sheet accompanying the Civil Plans with the following details:
- a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventer / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - g. Signage Detail for the Fire Department Connections (where applicable)
8. Address Detail

9. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
10. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

Please provide a copy of the approved set of plans in .pdf format via email to david_zipoli@sheriff.org. If the plan set is too large to send through email, please deliver the plans in .pdf format on a USB thumb drive to:

Attn. FPO David Zipoli
954 342-4262
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.1.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
 - a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
 - b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
 - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
 - d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

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]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart**. [1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

GATES REQUIREMENT

-Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] <https://www.knoxbox.com/store/chooseDepartment.cfm> and select Dania Beach District Fire Marshal's Office. Phone number for Knox Customer service is as follows: 800-552-5669.

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes (Turning radius requirements for Rescue Apparatus Access areas is 26' outside radius and 14' inside radius) [1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead "T" Turn-around, Cul-de-sacs, Alternative (Modified) "T" Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

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

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]

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]

RED REFLECTIVE HYDRANT MARKERS

Provide one (1) Red 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 FDC. [AHJ]

-
-

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.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

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 (March 19,2018) to the Florida Fire Prevention Code (6th Edition), Section F-112, NFPA 13 (2013 Ed.) and NFPA 14 (2013 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 25, 2019

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.



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: _____

Site Plan Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

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 _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1:18.4 [FFPC 6th Ed.] and the Broward County Land Development Code, and the water supply necessary for fire sprinkler and standpipe operations (*if provided*) in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

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

Signature - Owner/Agent/Occupant:

Date

Signature – Design Professional of Record

Date

Landscape Plan Review: Dania Beach Marina

PZ Log Number: PL-162-19 Review Number: 1

Reviewer: Jake Ripp Date: November 12, 2019



The following comments are based on a review of the landscape plans dated November 4, 2019, for the property located at 90 N Bryan Road, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances.

INFORMATIONAL NOTES:

- i. **Please provide a point-by-point response to each of the below comments.**
- ii. Feel free to contact Jake Ripp at (305) 235-5098, (563) 380-6211, or jacob.ripp@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

COMMENTS:

1. Landscape review not applicable.

END OF COMMENTS

Zoning designation = PMUD-SL

FLU designation = RAC

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1st review

PLAT NOTE AMENDMENT COMMENTS:

1. Section 640-20(I) required tax receipts for all parcels with Lien Search report from the City's Finance Department stating there are no liens on the properties.
2. Must provide roadway easement for possible Bryan Road expansion.
3. Provide location of NVAL along west property line.
4. Identify dimension of proposed curb cut.
5. Identify location of pedestrian cross access easement along east side of the property.
6. Provide proof of ownership.
7. Revise plat signature page to reflect Kenya Peterman as Chairperson of the Planning and Zoning Board and Marjorie Craig as the City Engineer.
8. Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing.
9. Must provide mailing list and labels for property owners within 450' of the development site to Community Development, consistent with regulations identified in the City's Code of Ordinances, Chapter 28, Section 610-30. The labels are needed 30 days prior to public hearing, information must be no older than 60 days. The City will prepare and mail the notices.
10. Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.
11. Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.
12. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal.

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.



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: 70 S. Bryan Road, Dania Beach, FL

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

Recorded Plat Name: _____

Folio Number(s): 5042 33 00 0600 Legal Description: _____

Applicant/Consultant/Legal Representative (**circle one**) Mikki Ulrich/Deni Land Surveyors

Address of Applicant: 1991 NW 35th Avenue, Coconut Creek, FL 33066

Business Telephone: 954-973-7966 Home: _____ Fax: _____

E-mail address: mikkiulrich93@gmail.com

Name of Property Owner: RJ Marina Holdings LLC

Address of Property Owner: 50 S. Bryan Road, Dania Beach, FL 33004

Business Telephone: 786-344-6032 Home: _____ Fax: _____

Explanation of Request: plat property for future development

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

Prop. Net Acreage: 1.48 Gross Acreage: 1.56 Prop. Square Footage: _____

Existing Use: Commercial Proposed Use: Residential/Commercial

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

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 Deni Land Surveys (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: Michael Lally
(Owner / Agent signature*)

BEFORE ME THIS 10th DAY OF November 2019

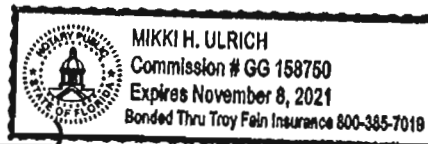
By:

Michael Lally
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Mikki H. Ulrich

(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.***

PAYMENT DATE

11/08/2019

COLLECTION STATION

City Hall Window 2

RECEIVED FROM

Dania Beach Marina Corp

DESCRIPTION

90 N Bryan Road Dania Beach, FL 33004

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, FL 33004

BATCH NO.

2020-02000115

RECEIPT NO.

2020-00005982

CASHIER

fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT									
FPR	Fire Plan Review Fee 70 S Bryan Road 5042-33-00-0600/ 5042-33-00-0611	\$560.00									
PSP	Appl Review - Standard	\$2,650.00									
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Check</td><td>2182</td><td>\$2,650.00</td></tr><tr><td>Check</td><td>2183</td><td>\$560.00</td></tr></table>	Type	Detail	Amount	Check	2182	\$2,650.00	Check	2183	\$560.00	
Type	Detail	Amount									
Check	2182	\$2,650.00									
Check	2183	\$560.00									
Total Amount:		\$3,210.00									

Customer Copy

Prepared by and return to:

Alan F. Somerstein, Esq.
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

File Number: 37089.0010

Parcel Identification Number: 50-42-33-00-0611

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made: this 11 day of September, 2019, between SUE G. RINGGOLD, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE HELEN D. HATCH TRUST, UTD DATED OCTOBER 14, 1991, whose post office address is 3445 Beauclerc Road, Jacksonville, Florida 32257, grantor*, and RJ MARINA HOLDINGS LLC, a Florida limited liability company, whose post office address is 50 South Bryan Road, Dania Beach, Florida 33004 of the County of Broward, State of Florida, grantee*,

*(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, Florida, to-wit:

The land referred to herein below is situated in the County of BROWARD, State of Florida, and described as follows:

All that portion of the South 10.0 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, lying West of Central & Southern Florida Flood Control District Canal C-10 right of way.

Less and except that the West 30 feet conveyed to Broward County by Quit Claim Deed recoded in Official Records Book 3570, Page 887.

The subject property is not the **HOMESTEAD** property of Grantor and is not contiguous to Grantor's homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

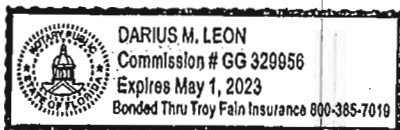
Witness Name: Alyssa Suter

Witness Name: Christina Duverno

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 11 day of Sept, 2019, by **Sue G. Ringgold, Individually and as Successor Trustee of the Helen D. Hatch Trust, UTD dated October 14, 1991**, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Sue G. Ringgold (Seal)
**SUE G. RINGGOLD, INDIVIDUALLY AND, AS
SUCCESSOR TRUSTEE OF THE HELEN D. HATCH
TRUST, UTD DATED OCTOBER 14, 1991**

Darius Leon
Notary Public

Printed Name: Darius Leon

My Commission Expires: 05/01/23

THIS INSTRUMENT WAS PREPARED BY:

Riverstone Properties, LLC
Malia O'Connell Flatt
901 East Cary Street, Suite 1500
Richmond, VA 23219
(804) 643-4200
Consideration \$1,325,000.00

SPECIAL WARRANTY DEED

THIS DEED, is made and entered into this 20th day of June, 2014, by RIVERSTONE PROPERTIES, LLC, a Virginia limited liability company, hereinafter called Grantor to RJ MARINA HOLDINGS LLC, a Florida limited liability company, whose address is 1515 Southwest 20th Street, Fort Lauderdale, Florida, 33315, hereinafter called Grantee.

WITNESSETH

That Grantor for and in consideration of the sum of TEN and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, and released to Grantee, and its successors, heirs, and assigns, forever, the real estate lying and being in Broward County, Florida and described on Schedule "A" attached hereto and made a part hereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor does hereby warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sara M. Olandi
W. Hunter Goodwin, III

Riverstone Properties, LLC, a Virginia
limited liability company

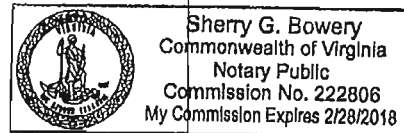
By: W. Hunter Goodwin, III
W. Hunter Goodwin, III
Manager

STATE OF VIRGINIA)
CITY OF RICHMOND)

The foregoing instrument was acknowledged before me this 19th day of June, 2014, by W. Hunter Goodwin, III as Manager on behalf of Riverstone Properties, LLC, a Virginia limited liability company.

Sherry G. Bowery
Notary Public

My Commission Expires: 2/28/2018
My Registration Number: 222806



SCHEDULE "A"

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

The South one-half of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, LESS all of that portion lying Easterly of the following specifically described line:

Commencing at the NE corner of the SE 1/4 of Section 33, Township 50 South, Range 42 East, bear South 87 degrees 26 minutes 41 seconds West, along the North line of said SE 1/4 (centerline of NW 2nd Street) a distance of 1111.05 feet; thence South 0 degrees 42 minutes 30 seconds East, a distance of 1674.9 feet, more or less, to the intersection thereof with the North line of the SW 1/4 of the NW 1/4 of the SE 1/4 of said Section; thence, North 87 degrees 31 minutes 28 seconds East, along said North line, a distance of 35.02 feet; thence, South 0 degrees 42 minutes 30 seconds East, a distance of 150.0 feet; thence, South 89 degrees, 17 minutes 30 seconds West, a distance 14.50 feet; thence South 2 degrees 54 minutes 17 seconds West to the intersection thereof with the North line of the S 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4 of the SE 1/4 and the point of beginning; thence continue South 2 degrees 54 minutes 17 seconds West, a distance of 118 feet from the last point of deflection; thence, North 87 degrees 05 minutes 43 seconds West, a distance of 20.0 feet, thence, South 2 degrees 54 minutes 17 seconds West, a distance of 70 feet; more or less, to the intersection thereof with the South line of the SW 1/4 of the NW 1/4 of the SE 1/4 of the SE 1/4 of said Section and the end of the specifically described line.

Also LESS the West 30.0 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East.

Also LESS all that portion of the South 10.0 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, lying West of Central & Southern Florida Flood Control District Canal C-10 right of way.

AND

The North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, Broward County, Florida, LESS all of that portion lying Easterly of the following specifically described line:

Commencing at the NE corner of the SE 1/4 of Section 33, Township 50 South, Range 42 East, bear South 87 degrees 26 minutes 41 seconds West, along the North line of said SE 1/4 (centerline of N.W. 2nd Street), a distance of 1111.05 feet; thence, South 0 degrees 42 minutes 30 seconds East, a distance of 1674.9 feet, more or less, to the intersection thereof with the North line of the SW 1/4 of NW 1/4 of SE 1/4 of SE 1/4 of said Section; thence, North 87 degrees 31 minutes 28 seconds East, along said North line, a distance of 35.02 feet to the point of beginning; thence, South 0 degrees 42 minutes 30 seconds East, a distance of 150.0 feet; thence, South 89 degrees 17 minutes 30 seconds West, a distance of 14.50 feet; thence, South 2 degrees 54 minutes 17 seconds West to the intersection thereof with the South line of the North 1/2 of SW 1/4 of NW 1/4 of SE 1/4 of SE 1/4; of said Section and the end of the specifically described line.

Also LESS the West 30.0 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East.

TAX FOLIO NUMBERS: 50-42-33-00-0600 and 50-42-33-00-0610



AFFIDAVIT
CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
MAILING LIST AND LABELS

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christina Mathews,
(Print Name)
who, after being duly sworn, deposes and says:

1. I am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

___ I am the property Owner of the property identified below,

OR

X I represent to the City of Dania Beach, Florida that I am an authorized agent and representative of the property owner(s), RJ Marina Holdings LLC and NV Marina Holdings LLC,

(Print Name of Property Owner)

for the property located at 50 and 70 S. Bryan Road (the "Property"), and this
(Address)

sworn statement pertains to the application for Plat

(Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption")
relating to Petition number(s) PL-162-19.

2. Pursuant to **Sec. 610-20(D)** of the Land Development Code ("LDC") of the Code of Ordinances of the City of Dania Beach, Florida, I understand that there is a mailing date deadline for notices and that as the applicant for the petition, I must provide the City with:
- One (1) set of Mailing Labels, and
 - One (1) copy of the mailing list for all property owners who or which own property located within 450 feet of the subject property.
3. I understand that I am legally responsible for timely providing the City with the mailing labels and mailing list a minimum of twenty-five (25) days prior to the mailing date (for projects which may have more than 200 mailings, I understand that City staff may request labels even earlier). The mailing date is _____, 20____. I am also aware that pursuant to **LDC Sec. 610-30(D)(3)**, "[T]he mail notice shall contain substantially the same information as provided in the newspaper advertisement for the same application, and shall also contain the legal description of the subject property, the approximate relation to the nearest cross street(s) and a

map or demarcated aerial photograph showing its approximate size, location and relationship to adjacent properties.”

4. If I do not timely provide the mailing labels and mailing list, the City will need to delay the processing of the application.

OWNER OR REPRESENTATIVE:

JOINT OWNER (IF APPLICABLE)

Signature

Signature

PRINT Name

PRINT Name

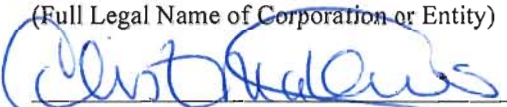
Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)


Signature

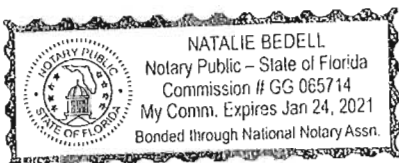
Christina Mathews

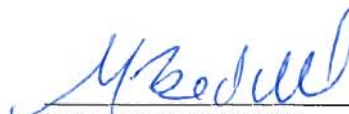
PRINT Name

mng

Title

On August 24, 2020, personally appeared Christina Mathews,
and (if applicable, if there is a co-owner) _____, as the Owner(s)
of the property described above. Such person(s) is/are personally known to me or produced
_____ his/her/their
identification.




NOTARY PUBLIC
State of Florida

My Commission Expires: 1-24-21



FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504233000531	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42E 110 M/L OF W1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS N 25 TOBRO CO FOR RD & LESS W 40 OF NS92.90 THEREOF
504233000571	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42E 110 M/L OF NW1/4 OF NW1/4 OF SE1/4 OF SE1/4
504233000572	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42N 75 OF NW1/4 OF NW1/4 OF SE1/4 OF SE1/4 LESS E 110 & LESS W 30 FOR R/W & LESS BEG SECOR SEC 33,NLY ALG E/L 1340.78,WLY 1118.51,SLY 50.01 FOR POB,CONT SLY 25 TO NE COR PAR ACLARKE SUB 101/32 B,WLY ALGN/L 186.10 TO NW COR PAR A,NEL Y35.36,ELY ALG/L 25 N OF & PAR/W
504233000591	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	33-50-42N 50 OF E3/4 OF N1/4 OF SE1/4 OF SE1/4 OF SEC 33-50-42
504233000600	RJ MARINA HOLDINGS LLC	50 S BRYAN RD	DANIA BEACH	FL	33004		33-50-42SW1/4 OF NW1/4 OF SE1/4 OF SE1/4 LESS W 30 & S 10 THEREOF, & LESSPT LYING E OF FOL DESC LINE:COMMAT NE COR OF SE1/4 OF SAID SEC33, WLY 1111.05, S 1674.90, ELY63.84, S 201.92, SW 92.10, SLY45.50 TO PI OF TERMINATION
504233000601	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42ALL THAT PT OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SE 1/4 OF SEC 33,LYING ELY OF FOL LN,COMM NE COROF SE1/4 OF SEC 33,W 1111.05, S1674.9,E 35.02 TO POB,S 150, W14.50,SW TO INTERSEC WITH S/L OFN1/2 OF SW1/4 OF NW1/4 OF SE 1/4 OF SE 1/4,CONT S 118,NW 20,SW 70TO INTERSEC WITH S/L OF SW1/4 OF
504233000611	RJ MARINA HOLDINGS LLC	50 SOUTH BRYAN RD	DANIA BEACH	FL	33004		33-50-42POR OF S 10 OF S1/2 OF SW1/4 OF NW1/4 OF SE1/4 OF SE1/4 LYING WOF THE FOLLOWING DESC LINE:COMMAT NE COR OF SE1/4 OF SEC 33,W1111.05,S 1674.9,E 35.02,S 150,W14.50,S TO INTERSEC WITH N/L OFS1/2 OF SW1/4 OF NW1/4 OF SE1/4 OF SE1/4 AND POB,S110,W 20,S 70,LESS W30 OF S1/2 OF SW1/4 OF
504233000671	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42PT OF W1/2 OF SW1/4 OF SE1/4 OF SE1/4 AS DESC IN OR 1917/535& COMM SE COR OF SEC 33,WLYALG S/L 1004.82,NLY 517.73 TOPOB,CONT NLY 152,ELY 16,SWLY 153.12 TO POB,LESS POR DESCN QCD #113603187
504233000720	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42W 30 OF S1/2 OF SW1/4 OF NW1/4 OF SE1/4 OF SE1/4 OF SEC 33
504233000730	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42W 30 OF N1/2 OF SW1/4 OF NW1/4 OF SE1/4 OF SE1/4 OF SEC 33
504233000750	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42W 30 OF NW1/4 OF NW1/4 OF SE1/4 OF SE1/4 OF SEC 33
504233000760	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42E 40 OF N1/2 OF N1/2 OF SW1/4 OF SE1/4 OF SEC 33, LESS P/P/ASAN-MAR PLAT 142-18 B
504233000770	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42E 30 OF S1/2 OF N1/2 OF SW1/4 OF SE1/4 OF SEC 33 & E 30 OF SE1/4 OF SW1/4 OF SE1/4 OF SAID SEC
504233000790	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42ELY 30 OF S 200 OF N 495 OFNW1/4 OF SE1/4 OF SEC 33, &ELY 30 OF N 295 OF NW1/4 OF SE1/4 OF SAID SEC

504233010010	SPILLMAN,LURMYCE D	81 NW 14 AVE	DANIA BEACH	FL	33004	5113	33-50-42N 59.92 OF S 644.92 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 12 MIZELLS SUB
504233010020	OWENS,ELIZABETH	57 NW 14 AVE	DANIA BEACH	FL	33004		33-50-42N 50 OF S 585 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 11 MIZELLS SUB
504233010030	LUCAS,GARY & CYNTHIA	2242 FREEDOM ST	HOLL YWOOD	FL	33020		33-50-42N 50 OF S 535 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 10 MIZELLS SUB
504233010040	LUCAS,GARY LUCAS,CYNTHIA	2242 FREEDOM ST	HOLL YWOOD	FL	33020		33-50-42N 50 OF S 485 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 9 MIZELLS SUB
504233010050	SMITH,CYNTHIA H/ELUCAS,GARY	50 NW 14 AVE	DANIA BEACH	FL	33004		33-50-42N 50 OF S 435 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 8 MIZELLS SUB
504233010060	AFFORDABLE HOUSING DEVELOPMENT SOLUTIONS	144 BISCAYNE BLVD #312	MIAMI	FL	33132		33-50-42N 50 OF S 385 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 7 MIZELLS SUB
504233010070	BOHADANAH,ELI	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	33-50-42N 50 OF S 335 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 6 MIZELLS SUB
504233010080	FINCHES, WILLIE JAMES	25 NW 14 CT	DANIA BEACH	FL	33004	5110	33-50-42N 50 OF S 285 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 5 MIZELLS SUB
504233010090	HANKERSON,CHRISTA B EST	27 NW 14 AVE	DANIA BEACH	FL	33004	5113	33-50-42N 50 OF S 235 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 4 MIZELLS SUB
504233010100	HANKERSON,PHYLLIS LESIMPINS,CORTINA	27 NW 14 AVE	DANIA BEACH	FL	33004	5113	33-50-42N 50 OF S 185 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 3 MIZELLS SUB
504233010110	AFFORDABLE HOUSING DEVELOPMENT SOLUTIONS	144 BISCAYNE BLVD #312	MIAMI	FL	33132		33-50-42N 50 OF S 135 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 2 MIZELLS SUB
504233010120	SHARIFF,GANNIM JR & INGRID	15 NW 14 AVE #1-2	DANIA BEACH	FL	33004		33-50-42N 60 OF S 85 OF W 95 OF SE1/4 OF NE1/4 OF SE1/4 A/K/A LOT 1 MIZELLS SUB
504233010250	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42N THREE PARCELS OF LAND FOR PUBLICROADWAY PURPOSES, ALL BEINGPORTIONS OF SE1/4 OF NE1/4 OFSE1/4,LESS E 450 DESC'D ASPARCEL #1: N 25, PARCEL #2: S 25PARCEL #3: BEG AT A PI 95 FT EOF NW COR OF SE1/4 OF NE1/4 OFSE1/4, LESS E 450, S 670,E 32.26 M/L TO A PI 95 W OF E/L
504233030120	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	TIGERTAIL GROVE RESUB 30-20 BROAD RIGHT OF WAY AS DEDICATEDPER PLAT,LESS POR LYING WITHIN:95 (ST RD 9) R/W, LESS PORVACATED LESS PORTION IN PLATDANIA POINTE 183-91 B
504233100010	BROWN,R & PATRICIA% DUSKEY MARINE INC	110 N BRYAN ROAD	DANIA BEACH	FL	33004	2244	WEST MOORLAND 19-8 BTR A LESS E 123 M/L FORC & SFCD & LESS S 25 FOR RD
333100011	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	WEST MOORLAND 19-8 BTRACT A E 123 M/L
504233100720	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	REVISED PLAT OF BLOCK 6 & TRACT"B" OF THE PLAT OF WEST MOORLAND24-38 BTHAT NW 2ND STREET, TIGERTAILBLVD, AND NW 14TH AVENUE ARE TOREMAIN IN THE SAME STATUS AS ONTHE ORIGINAL PLAT OF WESTMOORLAND 19-8 B
504233100730	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	WEST MOORLAND 19-8 BS 25 OF TR A, LESS E 123
504233110070	UNITED HOUSE OF PRAYER ETALMADISON,S C TRSTEE	1665 PORTAL DR NW	WASHINGTON	DC	20012		REV PLAT BLK 6 & TRACT B OFPLAT OF WEST MOORLAND 24-38 BLOT 7
504233110080	VICKERS,LEE	112 NW 14 WAY	DANIA BEACH	FL	33004	2653	REV PLAT BLK 6 & TR B OFPLAT OF WEST MOORLAND 24-38 BLOT 8 S 200,E 75 TOGET WITHLOTS 1 & 3
504233120010	DANIA-14TH WAY SERIESEMBARK PROPERTIES LLC	1751 SW 117 AVE	DAVIE	FL	33325		BLK 2 OF WESTMOORLAND AMD 33-43 B
504233120020	DAMIANOLYNN M	4481 SW 54 CT	DANIA BEACH	FL	33314		WEST MOORLAND AMD 33-43 BNT/2 OF LOTS 1 TO 5 BLK 1

504233120060	MORALES,WALDO	5083 WHITEWATER WAY	SAINT CLOUD	FL	34771	7968	WEST MOORLAND AMD 33-43 BLOT 6 BLK 1
504233120070	123 FLORIDA LAND TRSCHANK,JONI TRSTEE	8004 NW 154 ST #218	MIAMI LAKES	FL	33016		WEST MOORLAND AMD 33-43 BLOT 7 BLK 1
504233120080	MICHAEL LAPENNA FAM TRILAPENNA,MICHAEL TRSTEE ETAL	150 PINE BEACH	*DORVAL QC	CA	H9S 2	T9	WEST MOORLAND AMD 33-43 BLOT 8 BLK 1
504233120090	OAMI,ELANA	3479 NE 163 ST # 900	NORTH MIAMI BEACH	FL	33160		WEST MOORLAND AMD 33-43 BLOT 9 BLK 1
504233120100	DEAN WANDA B	761 SW 3 ST	DANIA BEACH	FL	33004		WEST MOORLAND AMD 33-43 BLOT 10 BLK 1
504233120110	DEAN WANDA B	761 SW 3 ST	DANIA BEACH	FL	33004		WEST MOORLAND AMD 33-43 BLOT 11 BLK 1
504233120180	DULCIETA PROPERTIES INC	4848 SW 25 AVE	FORT LAUDERDALE	FL	33312		WEST MOORLAND AMD 33-43 BLOT 4 BLK 2
504233120240	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	WEST MOORLAND AMD 33-43 BCANAL AS DESIGNATED PER PLAT
504233120250	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	WEST MOORLAND AMD. 33-43 BALL STREETS ARE HEREBY DEDICATEDTO THE PERPETUAL USE OF THEPUBLIC
504233130010	STEWART,JACQUELINE SUZAN	1441 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	5101	MANN SUB 21-7 BLOT 1
504233130020	7418 TAMARAC INC	8527 PINES BLVD #202	PENBROKE PINES	FL	33024		MANN SUB 21-7 BLOT 2
504233130030	TAYLOR,CHRISTINE EST	31 NW 14 CT	DANIA BEACH	FL	33004	5110	MANN SUB 21-7 BLOT 3
504233130040	FUNCHESS,GEORGE E &FUNCHESS,MABLE	1481 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		MANN SUB 21-7 BLOT 4
504233130050	TAYLOR,CHRISTINE EST	31 NW 14 CT	DANIA BEACH	FL	33004	5110	MANN SUB 21-7 BLOT 5 LESS PT TO C&SFFCD ON OR1413/533
504233130051	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	MANN SUB 21-7 BLOT 6
504233130060	AIKENS,FRANCESTRONE A AIKENS REV LIV TR ETAL	1407 NW 1 ST	DANIA BEACH	FL	33004	5105	MANN SUB 21-7 BLOT 7
504233130070	WILSON,ARTHUR E	23 NW 14 CT	DANIA BEACH	FL	33004		MANN SUB 21-7 BLOT 8
504233130080	DELOUCH,WILLIE EDWARD M JR	PO BOX 1094	DANIA BEACH	FL	33004	1094	MANN SUB 21-7 BLOT 9
504233130090	GUTIERREZ,DANIEL ROBERTO	2000 TOWERSIDE TER APT 708	MIAMI	FL	33138	2232	MANN SUB 21-7 BLOT 10
504233130100	JONES,TOMMY L &JONES,ELROY	8240 NW 47 ST	LAUDERHILL	FL	33351	5533	MANN SUB 21-7 BLOT 11
504233130110	FUNCHESS,WILLIE JAMES	25 NW 14 CT	DANIA BEACH	FL	33004	5110	MANN SUB 21-7 BLOT 12
504233130120	FUNCHESS,DWAYNE L	15 NW 14 CT	DANIA BEACH	FL	33004		MANN SUB 21-7 BLOT 13
504233130130	TAYLOR,CHRISTINE EST	31 NW 14 CT	DANIA BEACH	FL	33004	5110	MANN SUB 21-7 BLOT 14
504233130140	TAYLOR,CHRISTINE	31 NW 14 CT	DANIA BEACH	FL	33004	5110	MANN SUB 21-7 BLOT 15 LESS N 250 & LESS PT TOC&SFFCD ON OR 1413/533 & LESSE 110 OF S 100 OF N 350 & LESSOR 1679/382
504233130141	TAYLOR,CHRISTINE EST	31 NW 14 CT	DANIA BEACH	FL	33004	5110	MANN SUB 21-7 BLOT 15 E 110 OF S 100 OF N 350
504233130142	MANN,BESSIE EST	31 NW 14 CT	DANIA BEACH	FL	33004	5110	MANN SUB 21-7 BTHAT PT LOT 15 AS DESC INOR 1679 PG 382
504233130150	CCEM LLC	1785 NW 38 AVE	LAUDERHILL	FL	33311		MANN SUB 21-7 BLOT 15 N 250 LESS PT TO C&SFFCDON 1263/444
504233130151	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	MANN SUB 21-7 BALL THAT PT OF LOTS 5 & 15 LYINGWLY OF FOL DESC LINE.COMM NE COROF SE 1/4 SEC 33,S 670.40, W937.72,S 25 TO N/L LOT 15 & POB CONT S 620 TO S/L LOT 5 AND ENDOF SAID LINE
504233130160	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	MANN SUBDIVISION 21-7 BALL STREETS AND ROADS SHOWN ONSAID PLAT ARE HEREBY DEDICATEDTO THE PERPETUAL USE OF THEPUBLIC
504233270010	DANIA POINTE WATERFRONT LLC	3470 N MIAMI AVE UPPER STE	MIAMI	FL	33127		SYMONS PLAT 82-49 BTR A LESS BEG SE COR OF SAID TR,W 14,NE 35.39 TO E/L OF TR A,S,LV 32.50 TO POB & TOGETHER WITHPORT OF CANAL C-10 R/W DESC ASCOMM AT SE COR OF SE1/4 OF SEC33SW 1182.94,NW 55 TO POB,NW 39.19NE 520.19,SE 8.83,SE 32.02,SW101,SE 21,SW 188.33,NW 22,SW84.67,NW 14,SW 177.35,SW19.94 TO SYMONS PLAT 82-49 BROAD RIGHT OF WAY AS DEDICATEDPER PLAT,LESS POR LYING WITHINST RD 848 (STIRLING RD) AS PERMISC MB 8-2
504233270020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	SYMONS PLAT 82-49 BTR A LESS BEG SE COR OF SAID TR,W 14,NE 35.39 TO E/L OF TR A,S,LV 32.50 TO POB & TOGETHER WITHPORT OF CANAL C-10 R/W DESC ASCOMM AT SE COR OF SE1/4 OF SEC33SW 1182.94,NW 55 TO POB,NW 39.19NE 520.19,SE 8.83,SE 32.02,SW101,SE 21,SW 188.33,NW 22,SW84.67,NW 14,SW 177.35,SW19.94 TO SYMONS PLAT 82-49 BROAD RIGHT OF WAY AS DEDICATEDPER PLAT,LESS POR LYING WITHINST RD 848 (STIRLING RD) AS PERMISC MB 8-2

504233310020	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 2
504233310030	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 3
504233310040	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 4
504233310050	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 5
504233310060	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 6
504233320010	NV MARINA HOLDINGS LLC	50 S BRYAN RD	DANIA BEACH	FL	33004	CLARKE SUBDIVISION 101-32 B PARCEL A TOG W/ PAR COMM SE CORSEC 33,NLY ALG E/L 1340.78,WLY 1118.51,S LY 50.01 TO POB,CONT SLY 25 TO NE COR PAR ACLARKE SUB 101/32 B,WLY ALG N/L186.10 TO NW COR PAR A,NELY 35.36,E LY ALG/L 25 N OF &PAR/W N/L PAR A 161.55 TO POB33-50-42
504233320020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	CLARKE SUBDIVISION 101-32 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT
504233430030	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	IMI LANDS 116-24 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT
504233430040	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA OFFICE PARK 130-29 BRIGHTS OF WAY DEDICATED PER PLATT 30-29 B,LESS N 165.32
504233470020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	SAN-MAR PLAT 142-18 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT LESS PORTIONIN PLAT DANIA POINTE 183-91 B
504233510010	DANIA BEACH MARINA CORP	90 NORTH BRYAN RD	DANIA BEACH	FL	33004	BRYAN ROAD WAREHOUSES 170-112 B PARCEL A TOG WITH 40 FT STRIPOF LAND LYING ADJ TO &CONTIGUOUS WITH ELY BDY OF PAR A
504233510020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	BRYAN ROAD WAREHOUSES 170-112 BROAD RIGHT OF WAY AS DEDICATEDPER PLAT
504233550020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA BEACH AIR & PORT COMMERCECENTRE 177-81 BRD R/W DEDICATED TO THE PUBLICPER PLAT LESS PORTION IN PLATDANIA POINTE 183-91 B
504233590010	DANIA LIVE 1748 II LLC%KIMCO REALTY CORPORATION	500 N BROADWAY #201	JERICHO	NY	11753	DANIA POINTE 183-91 BPROR PAR A AKA DANIA POINTE PHASEII PARCEL IN INSTR# 115247962LESS OFFICE PAR I,II & III INST#116250560,RES A,B,C LEASE,RES DPAR,PAR 1 INST# 115704802,PAR 2INST# 11559091 & LESS REMAININGPOR OF PAR DESC IN SURVEY SKETCH# 14, 8058, KCO,PH3
504233590012	SPIRIT AIRLINES INC	2800 EXECUTIVE WAY	MIRAMAR	FL	33025	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT NE COR OF NW 1/4 OF SE 1/4SEC 33-50- 42, W 46.01, S 202.15TO POB, S 42.90, W 2, S 40, E 2,S 161.59, SWLY 31.12, W 597.78,NWLY 22.51, N 114.67, E 155.57 N 27, E 135.31, N 102.33, E352.37 TO POBAKA: OFFICE PARCEL I
504233590015	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICHO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC33-50-42, E 1339.75, N 1374.87, W 360.71 TO POB, W 284, NWLY38.47, N 382.15, NELY 22.51, E294, SELY 38.48, S 372.15, SWLY38.48 TO POBAKA: RESIDENTIAL B LEASE

504233590016	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC33-50-42, E 1339.75, N 1382.31, W 40 TO POB, SWLY 37.78, W 85.42, NWLY 30.14, NWLY 45.37, W 54.81, NWLY 31.42, N 257.50, NE 16.97, N 85.50, NW 16.97, N 10.15, NELY39.27, E 81.59, SELY 52.22, SELY52.85, E 48.58, SELY 16.17, S
504233590017	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC33-50-42, E 1339.75, N 1828.60, W 70.21 TO POB, W 252.68, N352.64, NELY 14.13, E 255.88, SELY 15.22, SELY 1.69, S 331.65, E 2.71, SE 7.23, SWLY 0.94, SWLY32.11 TO POBAKA: RESIDENTIAL D PARCEL
504233590030	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA POINTE 183-91 BRIGHT OF WAY DEDICATED TO THEPUBLIC BY THE PLAT
504233590040	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA POINTE 183-91 BRIGHT OF WAY DEDICATED TO THEPUBLIC BY THE PLAT
504233590060	DANIA LIVE 1748 LLC% KIM REALTY	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC33-50-42, E 1339.75, N 1828.60, W 70.21 TO POB, W 252.68, N352.64, NELY 14.13, E 255.88, SELY 15.22, SELY 1.69, S 331.65, E 2.71, SE 7.23, SWLY 0.94, SWLY32.11 TO POBAKA: RESIDENTIAL D PARCEL
504233590062	DANIA LIVE 1748 LLC%KIM REALTY	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC33-50-42, E 1339.75, N 1828.60, W 70.21 TO POB, W 252.68, N352.64, NELY 14.13, E 255.88, SELY 15.22, SELY 1.69, S 331.65, E 2.71, SE 7.23, SWLY 0.94, SWLY32.11 TO POBAKA: RESIDENTIAL D PARCEL
504233AA0010	AMERICAN FIRST FEDERAL INC	PO BOX 920	LAKE OSWEGO	OR	97034	DANIA DISTRIBUTION CTR CONDOUNIT 101 BLDG 1
504233AA0020	WESTMINSTER MCINTYRE FAM REV TRMCINTYRE, WILLIAM TRSTEE	PO BOX 920	LAKE OSWEGO	OR	97034	DANIA DISTRIBUTION CTR CONDOUNIT 102 BLDG 1
504233AA0030	TRMCINTYRE, WILLIAM TRSTEE	3033 NE 32 AVE	FORT LAUDERDALE	FL	33308	DANIA DISTRIBUTION CTR CONDOUNIT 103 BLDG 1
504233AA0040	STIRLING PRODUCTIONS LLC	73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 104 BLDG 1
504233AA0050	STIRLING PRODUCTIONS LLC	73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 105 BLDG 1
504233AA0060	STIRLING PRODUCTIONS LLC	73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 106 BLDG 1
504233AA0070	DESIGN & MEDIA GROUP LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 107 BLDG 1
504233AA0080	H&S HOLLWOOD PROPERTIES LLC	3612 NW 82 DR	COOPER CITY	FL	33024	DANIA DISTRIBUTION CTR CONDOUNIT 108 BLDG 1
504233AA0090	LAZAR, LAWRENCE L & AUDREY M	73 SW 12 AVE #109-A	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 109 BLDG 1
504233AA0100	ONE OF A KIND DESIGN LLC	73 SW 12 AVE STE 110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 110 BLDG 1
504233AA0110	WD INVESTMENT HOLDINGS LLC	1250 S PINE ISLAND RD #200	PLANTATION	FL	33324	DANIA DISTRIBUTION CTR CONDOUNIT 111 BLDG 1
504233AA0120	FAD REALTY LLC% RUSSELL FRANCES	73 SW 12 AVE UNIT 112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 112 BLDG 1
504233AA0130	DANIA WAREHOUSE 101 LLC	59 SW 12 AVE #101-2	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 101 BLDG 2
504233AA0140	DANIA WAREHOUSE 102 LLC	59 SW 12 AVE #102-2	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 102 BLDG 2
504233AA0150	G I GROUP FLORIDA LP	888 SE 3 AVE #500	FORT LAUDERDALE	FL	33316	DANIA DISTRIBUTION CTR CONDOUNIT 103 BLDG 2
504233AA0160	K & M ENTERPRISES LLC	2941 SW 82 WAY	DAVE	FL	33328	DANIA DISTRIBUTION CTR CONDOUNIT 104 BLDG 2
504233AA0170	K & M ENTERPRISES LLC	2941 SW 82 WAY	DAVE	FL	33328	DANIA DISTRIBUTION CTR CONDOUNIT 105 BLDG 2
504233AA0180	MOLLY FILFILMENT & PACKAGING LLC	59 SW 12 AVE	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 106 BLDG 2
504233AA0190	B & A PROPERTIES LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 107 BLDG 2
504233AA0200	B & A PROPERTIES LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 108 BLDG 2
504233AA0210	B & A PROPERTIES	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 109 BLDG 2
504233AA0220	B & A PROPERTIES	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 110 BLDG 2
504233AA0230	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 111 BLDG 2
504233AA0240	SANCHEZ MORENO REAL ESTATE LLC	59 SW 12 AVE #112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 112 BLDG 2

504233AA0250	DANIA BEACH MANAGEMENT GROUP LLC	1351 NE 172 ST	MIAMI	FL	33162	DANIA DISTRIBUTION CTR CONDOUNT 101 BLDG 3
504233AA0260	DANIA BEACH MANAGEMENT GROUP LLC	1351 NE 172 ST	MIAMI	FL	33162	DANIA DISTRIBUTION CTR CONDOUNT 102 BLDG 3
504233AA0270	DANIA BEACH MANAGEMENT GROUP LLC	1351 NE 172 ST	MIAMI	FL	33162	DANIA DISTRIBUTION CTR CONDOUNT 103 BLDG 3
504233AA0280	DANIA BEACH MANAGEMENT GROUP LLC	1351 NE 172 ST	MIAMI	FL	33162	DANIA DISTRIBUTION CTR CONDOUNT 104 BLDG 3
504233AA0290	DANIA BEACH MANAGEMENT GROUP LLC	1351 NE 172 ST	MIAMI	FL	33162	DANIA DISTRIBUTION CTR CONDOUNT 105 BLDG 3
504233AA0300	DANIA BEACH MANAGEMENT GROUP LLC	1351 NE 172 ST	MIAMI	FL	33162	DANIA DISTRIBUTION CTR CONDOUNT 106 BLDG 3
504233AA0310	SPIN REALTY LLC	1030 N SOUTHLAKE DR	HOLLYWOOD	FL	33019	DANIA DISTRIBUTION CTR CONDOUNT 107 BLDG 3
504233AA0320	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 108 BLDG 3
504233AA0330	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 109 BLDG 3
504233AA0340	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 110 BLDG 3
504233AA0350	SCHOELLER CHRISTOPHER	35 SW 12 AVE #111	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 111 BLDG 3
504233AA0360	MTE-THOMSON INC	35 SW 12 AVE #112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 112 BLDG 3
504233AA0370	11 SW 12TH LLC	1800 PITTSBURGH DRIVE	DELAWARE	OH	43015	DANIA DISTRIBUTION CTR CONDOUNT 101 BLDG 4
504233AA0380	11 SW 12TH LLC	1800 PITTSBURGH DRIVE	DELAWARE	OH	43015	DANIA DISTRIBUTION CTR CONDOUNT 102 BLDG 4
504233AA0390	11 SW 12TH LLC	1800 PITTSBURGH DRIVE	DELAWARE	OH	43015	DANIA DISTRIBUTION CTR CONDOUNT 103 BLDG 4
504233AA0400	BLUEWAVE REEL ESTATE LLC	8522 SAWPINE ROAD	DELRAY BEACH	FL	33446	DANIA DISTRIBUTION CTR CONDOUNT 104 BLDG 4
504233AA0410	DAVID K SCALISE & MARCELLA L SCALISE REV TR	8522 SAWPINE RD	DELRAY BEACH	FL	33446	DANIA DISTRIBUTION CTR CONDOUNT 105 BLDG 4
504233AA0420	ETAL	11 SW 12 AVENUE #106 BLD 4	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 106 BLDG 4
504233AA0430	COMO HOLDINGS CORP	1550 LATHAM RD STE 8	WEST PALM BEACH	FL	33409	DANIA DISTRIBUTION CTR CONDOUNT 107 BLDG 4
504233AA0440	YM 26 FLEX LLC	1550 LATHAM RD STE 8	WEST PALM BEACH	FL	33409	DANIA DISTRIBUTION CTR CONDOUNT 108 BLDG 4
504233AA0450	YM 26 FLEX LLC	1550 LATHAM ROAD STE 8	WEST PALM BEACH	FL	33409	DANIA DISTRIBUTION CTR CONDOUNT 109 BLDG 4
504233AA0460	F E V INVESTMENTS INC%TIGER VAC INC	11 SW 12 AVE STE 112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 110 BLDG 4
504233AA0470	F E V INVESTMENTS INC%TIGER VAC INC	11 SW 12 AVE STE 112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 111 BLDG 4
504233AA0480	F E V INVESTMENTS INC%TIGER VAC INC	11 SW 12 AVE STE 112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNT 112 BLDG 4

AUG 31 2020

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

COUNTY OF Broward

I, Christina Mathews, am an individual over the age of 18 years old and
(Print Name)

_____ I am the property Owner,

I am a representative of the property owner(s), AMOPT LLC and _____, for property located at _____ (the "Property"), and _____, 922 S Federal Highway, relating to this sworn statement pertains to the application for Site Plan, Special Exception, Variances, to Petition number _____ in the Code of Ordinances of the City of Dania Beach, Florida.

SP-042-20 VA-043-20 VA-044-20 VA-045-20 VA-046-20 VA-047-20 VA-063-20 SE-48-20

Telephone number of the City's Community Development Department.

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER, AFFIANT SAYS NOTHING MORE.


AFFIANT

Sworn to and subscribed before me on August 31, 201 20


NOTARY PUBLIC
State of Florida at Large

My Commission Expires: 1-24-21





City of Dania Beach PUBLIC HEARING NOTICE MONDAY, SEPTEMBER 14, 2020

THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

TIME | 7:00 p.m.

PLACE | City Commission virtual Meeting
Please visit www.danabeachfl.gov/virtualmeetings
for detailed instructions on this meeting.

PROJECT | AMOPTC/ MSC Training Facility

LOCATION | 922 South Federal Highway

REQUESTS | Site Plan, Special Exception for the construction of a 14,000 Square ft. Specialty school, and Variances for parking spaces, building placement, Landscaping, dumpster location, perimeter wall and height.

FILE # | SP-042-20/ VA-043-20/VA-044-20/VA-045-20/
VA-046-20/ VA-047-20/ VA-063-20/ SE-48-20



For more information, please visit our website <http://danabeachfl.gov/Public-Hearings> or call (954) 924-6800 x 3643.



City of Dania Beach

PUBLIC HEARING NOTICE

MONDAY, SEPTEMBER 14, 2020

THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

TIME | 7:00 p.m.

PLACE | City Commission virtual Meeting
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for detailed instructions on this meeting.

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FILE # | SP-042-20/ VA-043-20/VA-044-20/VA-045-20/
VA-046-20/ VA-047-20/ VA-063-20/ SE-48-20

For more information, please visit our website <http://danibeachfl.gov/Public-Hearings> or call (954) 924-6800 x 3643.

This Sign is the property of the City of Dania Beach. In accordance with Section 810.30 of the Land Development Code, it shall be unlawful for any person to remove, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Permitted marking or removing the Sign shall be subject to the prior approval of the City.





City of Dania Beach PUBLIC HEARING NOTICE MONDAY, SEPTEMBER 14, 2020

**THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS**

TIME | 7:00 p.m.

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VA-046-20/ VA-047-20/ VA-063-20/ SE-48-20

For more information, please visit our website <http://danibeachfl.gov/Public-Hearings> or call (954) 924-6800 x 3643.

This Sign is the property of the City of Dania Beach. In accordance with Section 6-10-20 of the Land Development Code, it shall be unlawful for any person to remove, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons violating or removing the Notice may be subject to fine and/or imprisonment.



11 SW 12TH LLC
1800 PITTSBURGH DRIVE
DELAWARE OH 43015

123 FLORIDA LAND TR
SCHANK, JONI TRSTEE
8004 NW 154 ST #218
MIAMI LAKES FL 33016

7418 TAMARAC INC
8527 PINES BLVD #202
PEMBROKE PINES FL 33024

AFFORDABLE HOUSING
DEVELOPMENT SOLUTIONS
144 BISCAYNE BLVD #312
MIAMI FL 33132

AIKENS, FRANCES
TYRONE A AIKENS REV LIV TR
1407 NW 1 ST
DANIA BEACH FL 33004 5105

YM 26 FLEX LLC
1550 LATHAM RD STE 8
WEST PALM BEACH FL 33409

AMERICAN FIRST FEDERAL INC
PO BOX 920
LAKE OSWEGO OR 97034

B & A PROPERTIES LLC
59 SW 12 AVE #110
DANIA BEACH FL 33004

BLUEWAVE REEL ESTATE LLC
8522 SAWPINE ROAD
DELRAY BEACH FL 33446

BOHADANAH, ELI
3950 SW 6 ST
FORT LAUDERDALE FL 33312 2632

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE FL 33301 1801

BROWN, R & PATRICIA
% DUSKEY MARINE INC
110 N BRYAN ROAD
DANIA BEACH FL 33004 2244

CCEM LLC
1785 NW 38 AVE
LAUDERHILL FL 33311

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH FL 33004 3643

COMO HOLDINGS CORP
11 SW 12 AVENUE #106 BLD 4
DANIA BEACH FL 33004

DAMIANO, LYNN M
4481 SW 54 CT
DANIA BEACH FL 33314

DANIA BEACH MANAGEMENT
GROUP LLC
1351 NE 172 ST
MIAMI FL 33162

DANIA BEACH MARINA CORP
90 NORTH BRYAN RD
DANIA BEACH FL 33004

DANIA LIVE 1748 II LLC
% KIMCO REALTY CORP
500 N BROADWAY #201
JERICHO NY 11753

DANIA LIVE 1748 LLC
% KIM REALTY
500 N BROADWAY #201
JERICHO NY 11753

DANIA POINTE WATERFRONT LLC
3470 N MIAMI AVE UPPER STE
MIAMI FL 33127

DANIA WAREHOUSE 101 LLC
59 SW 12 AVE #101-2
DANIA BEACH FL 33004 3542

DANIA WAREHOUSE 102 LLC
59 SW 12 AVE #102-2
DANIA BEACH FL 33004 3542

DANIA-14TH WAY SERIESEMBARK
PROPERTIES LLC
1751 SW 117 AVE
DAVIE FL 33325

DAVID K SCALISE &
MARCELLA L SCALISE REV TR
8522 SAWPINE RD
DELRAY BEACH FL 33446

DEAN, WANDA B
761 SW 3 ST
DANIA BEACH FL 33004

DELOUCH, WILLIE EDWARD M JR
PO BOX 1094
DANIA BEACH FL 33004 1094

DESIGN & MEDIA GROUP LLC
59 SW 12 AVE #110
DANIA BEACH FL 33004

DULCIETA PROPERTIES INC
4848 SW 25 AVE
FORT LAUDERDALE FL 33312

F E V INVESTMENTS INC
%TIGER VAC INC
11 SW 12 AVE STE 112
DANIA BEACH FL 33004

FAD REALTY LLC
% RUSSELL FRANCES
73 SW 12 AVE UNIT 112
DANIA BEACH FL 33004

FUNCHESS,DWAYNE L
15 NW 14 CT
DANIA BEACH FL 33004

FUNCHESS,GEORGE E &
FUNCHESS,MABLE
1481 W DANIA BEACH BLVD
DANIA BEACH FL 33004

FUNCHESS,WILLIE JAMES
25 NW 14 CT
DANIA BEACH FL 33004 5110

G I GROUP FLORIDA LP
888 SE 3 AVE #500
FORT LAUDERDALE FL 33316

GUTIERREZ,DANIEL ROBERTO
2000 TOWERSIDE TER APT 708
MIAMI FL 33138 2232

H&S HOLLYWOOD PROPERTIES LLC
3612 NW 82 DR
COOPER CITY FL 33024

HANKERSON,CHRISTA B EST
27 NW 14 AVE
DANIA BEACH FL 33004 5113

HANKERSON,PHYLLIS
SIMPKINS,CORTINA
27 NW 14 AVE
DANIA BEACH FL 33004 5113

JONES,TOMMY L &
JONES,ELROY
8240 NW 47 ST
LAUDERHILL FL 33351 5533

K & M ENTERPRISES LLC
2941 SW 82 WAY
DAVIE FL 33328

LAZAR,LAWRENCE L & AUDREY M
73 SW 12 AVE #109-A
DANIA BEACH FL 33004 3523

LUCAS,GARY & CYNTHIA
2242 FREEDOM ST
HOLLYWOOD FL 33020

MANN,BESSIE EST
31 NW 14 CT
DANIA BEACH FL 33004 5110

MICHAEL LAPENNA FAM TR
LAPENNA,MICHAEL TRSTEE
150 PINE BEACH
*DORVAL QC CA H9S 2 T9

MOLLY FULFILLMENT &
PACKAGING LLC
59 SW 12 AVE
DANIA BEACH FL 33004

MORALES,WALDO
5083 WHITEWATER WAY
SAINT CLOUD FL 34771 7968

MTE-THOMSON INC
35 SW 12 AVE #112
DANIA BEACH FL 33004

NV MARINA HOLDINGS LLC
50 S BRYAN RD
DANIA BEACH FL 33004

OAMI,ELANA
3479 NE 163 ST # 900
NORTH MIAMI BEACH FL 33160

ONE OF A KIND DESIGN LLC
73 SW 12 AVE STE 110
DANIA BEACH FL 33004 3523

OWENS,ELIZABETH
57 NW 14 AVE
DANIA BEACH FL 33004

PUBLIC LAND
% CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH FL 33004 3643

RJ MARINA HOLDINGS LLC
50 SOUTH BRYAN RD
DANIA BEACH FL 33004

SANCHEZ MORENO
REAL ESTATE LLC
59 SW 12 AVE #112
DANIA BEACH FL 33004

SCHOELLER,CHRISTOPHER
35 SW 12 AVE #111
DANIA BEACH FL 33004

SHARIFF,GANNIM JR & INGRID
15 NW 14 AVE #1-2
DANIA BEACH FL 33004

SMITH,CYNTHIA
LUCAS,GARY
50 NW 14 AVE
DANIA BEACH FL 33004

SOUTH FLORIDA STUDIO LLC
59 SW 12 AVE #110
DANIA BEACH FL 33004

SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
PO BOX 24680
WEST PALM BEACH FL 33416 4680

SPILLMAN,LURMYCE D
81 NW 14 AVE
DANIA BEACH FL 33004 5113

SPIN REALTY LLC
1030 N SOUTHLAKE DR
HOLLYWOOD FL 33019

SPIRIT AIRLINES INC
2800 EXECUTIVE WAY
MIRAMAR FL 33025

STEWART,JACQUELINE SUZAN
1441 W DANIA BEACH BLVD
DANIA BEACH FL 33004 5101

STIRLING INDUSTRIAL PARK
% ALAN LEVY
4901 NW 17 WAY SUITE 103
FORT LAUDERDALE FL 33309

STIRLING PRODUCTIONS LLC
73 SW 12 AVE STE 105
DANIA BEACH FL 33004

TAYLOR,CHRISTINE
31 NW 14 CT
DANIA BEACH FL 33004 5110

TAYLOR,CHRISTINE EST
31 NW 14 CT
DANIA BEACH FL 33004 5110

UNITED HOUSE OF PRAYER
MADISON,S C TRSTEE
1665 PORTAL DR NW
WASHINGTON DC 20012

VICKERS,LEE
112 NW 14 WAY
DANIA BEACH FL 33004 2653

WD INVESTMENT HOLDINGS LLC
1250 S PINE ISLAND RD #200
PLANTATION FL 33324

WESTMINSTER MCINTYRE FAM IREV TR
MCINTYRE,WILLIAM TRSTEE
3033 NE 32 AVE
FORT LAUDERDALE FL 33308

WILSON,ARTHUR E
23 NW 14 CT
DANIA BEACH FL 33004

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE REPEALING ARTICLE X ENTITLED “SMOKING RESTRICTIONS IN PUBLIC PARKS” OF CHAPTER 17 OF THE CITY CODE OF ORDINANCES (“OFFENSES; MISCELLANEOUS”), AND REPEALING CODE SECTION 17-30, ENTITLED, “SMOKING PROHIBITED IN CERTAIN AREAS OF PUBLIC PARKS”

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - smoking ban repeal, O-2021- Repealing Article X Smoking Restrictions in Public Parks of Ch. 17 and Sec. 17-30 Smoking Prohibited in Certain of Areas of Public Parks, FS 386-209



CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: January 12, 2020

TO: Honorable Mayor and Commissioners

FROM: Thomas J. Ansbro, City Attorney Thomas J. Ansbro Digitally signed by Thomas J. Ansbro
DN: cn=Thomas J. Ansbro, o=City of Dania Beach, ou=Legal
Department, email=tansbro@dania-beach.fl.gov, c=US
Date: 2020.12.15 12:27:40 -0500

SUBJECT: Second Reading - Repeal of Smoking Restrictions in Public Parks
Consistent with State law

The Request

Several years ago, the City of Dania Beach adopted an ordinance precluding residents and visitors from smoking in public parks. However, the Florida Legislature, by adopting Florida Statute Section 386.209, then preempted the regulation of smoking by cities and other agencies. As such, the City is precluded from enacting or enforcing any ordinance relating to such smoking as well as any related fines.

Background

The City of Dania Beach adopted Ordinance 2008-017, which precluded smoking in public parks. Due to the state preemption this now obsolete code provision should be repealed.

Budgetary Impact

There is no budgetary impact to this item.

Recommendation

It is recommended that the City Commission adopt the ordinance on second reading.

TJA/la

cc: Ana M. Garcia, ICMA-CM, City Manager
Candido Sosa-Cruz, Assistant City Manager
Thomas Schneider, City Clerk
Eric Brown, Director, Parks and Recreation Department

ORDINANCE NO. 2021-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING ARTICLE X ENTITLED "SMOKING RESTRICTIONS IN PUBLIC PARKS" OF CHAPTER 17 OF THE CITY CODE OF ORDINANCES ("OFFENSES; MISCELLANEOUS"), AND REPEALING CODE SECTION 17-30, ENTITLED, "SMOKING PROHIBITED IN CERTAIN AREAS OF PUBLIC PARKS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach adopted Ordinance 2008-017, which created an offense, Section 17-30, which precluded smoking in public parks; and

WHEREAS, the Florida Legislature enacted section 386.209, entitled "Regulation of smoking preempted to state," which preempted all local regulations relating to smoking; and

WHEREAS, the City's ordinance cannot be enforced and should be repealed.

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

Section 1. That Article X, entitled, "Smoking Restrictions in Public Parks" of Chapter 17, entitled "Offenses; Miscellaneous", and Section 17-30, entitled "Smoking Prohibited in Certain of Areas of Public Parks", of the City Code of Ordinances are repealed and shall read as follows:

ARTICLE X. SMOKING RESTRICTIONS IN PUBLIC PARKS RESERVED

Sec. 17-30. Reserved. Smoking Prohibited in Certain Areas of Public Parks.

(a) — It is unlawful for any person to smoke any tobacco product within the following park and recreational areas: upon or within fifty (50) feet of any playing field, court, rink, team seating area, dugout, bleacher, spectator area, playground, concession stand, recreation building or restroom.

(b) — The prohibition of this Section shall not apply to any person smoking within a motor vehicle that is within a City park, whether or not located in a parking lot.

(c) — A maximum fine of \$50.00 is established for any violation of this Section.

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 in conflict with the provisions of this Ordinance are repealed.

Section 4. That this Ordinance shall take effect immediately at the time of passage and adoption.

PASSED on first reading on December 8, 2020.

PASSED and ADOPTED on second reading on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

The 2020 Florida Statutes

[Title XXIX](#)
PUBLIC
HEALTH

[Chapter 386](#)
PARTICULAR CONDITIONS AFFECTING PUBLIC
HEALTH

[View Entire
Chapter](#)

386.209 Regulation of smoking preempted to state.—This part expressly preempts regulation of smoking to the state and supersedes any municipal or county ordinance on the subject; however, school districts may further restrict smoking by persons on school district property. This section does not preclude the adoption of municipal or county ordinances that impose more restrictive regulation on the use of vapor-generating devices than is provided in this part.

History.—s. 9, ch. 85-257; s. 8, ch. 92-185; s. 10, ch. 2003-398; s. 1, ch. 2011-108; s. 10, ch. 2019-14.

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CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE REPEALING SECTION 17-129, ENTITLED “ON-SITE SHOPPING CART RETENSION SYSTEM - REQUIRED,” OF ARTICLE IX, ALSO ENTITLED “ON-SITE SHOPPING CART RETENSION SYSTEM- REQUIRED,” OF CHAPTER 17, WHICH CHAPTER IS ENTITLED “OFFENSES-MISCELLANEOUS” OF THE CITY CODE OF ORDINANCES, AS THE REGULATION OF SHOPPING CARTS HAS BEEN PREEMPTED BY THE STATE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - shopping cart repeal, O-2021- Repealing Sec. 17-129 On-Site Shopping Cart Retension System - Required of Art. IX of Ch. 17, F.S. 506.5131



CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

FROM: Thomas J. Ansbro, City Attorney **Thomas J. Ansbro**

SUBJECT: Second Reading - Repeal of Shopping Cart Regulation to be Consistent with State Law

Digitally signed by Thomas J. Ansbro
DN: cn=Thomas J. Ansbro, o=City of Dania Beach, ou=Legal
Department, email=tansbro@daniabeachfl.gov, c=US
Date: 2020.12.15 12:25:27 -0500

The Request

Over the years, many municipalities adopted ordinances requiring business owners to submit a prevention and retrieval plan for shopping carts or face fines for not doing so. However, the Florida Legislature, by adopting Florida Statute Section 506.5131 preempted local enforcement of such ordinances, and retroactively repealed all such municipal ordinances. Municipalities are precluded from requiring a shopping cart registry and precluded from imposing a fee, fine or cost against a shopping cart owner for failure to retrieve carts taken off premise.

Background

The City of Dania Beach adopted Ordinance 2006-015, which required businesses utilizing shopping carts to provide for an on-site shopping cart system, that would preclude removal of the carts from the property and would also impose enforcement measures against the business for violations of the City's ordinance. Due to the state preemption this now obsolete code provision should be repealed.

Budgetary Impact

There is no budgetary impact to this item.

It is recommended that the City Commission adopt the ordinance on second reading.

TJA/la

cc: Ana M. Garcia, ICMA-CM, City Manager
Candido Sosa-Cruz, Assistant City Manager
Thomas Schneider, City Clerk

ORDINANCE NO. 2021-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING SECTION 17-129, ENTITLED “ON-SITE SHOPPING CART RETENSION SYSTEM - REQUIRED,” OF ARTICLE IX, ALSO ENTITLED “ON-SITE SHOPPING CART RETENSION SYSTEM-REQUIRED,” OF CHAPTER 17, WHICH CHAPTER IS ENTITLED “OFFENSES-MISCELLANEOUS” OF THE CITY CODE OF ORDINANCES, AS THE REGULATION OF SHOPPING CARTS HAS BEEN PREEMPTED BY THE STATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach adopted Ordinance 2006-015, which required businesses utilizing shopping carts to provide for an on-site shopping cart system that would preclude removal of the carts from the property and would also impose enforcement measures against the business for violations of the City’s ordinance; and

WHEREAS, the Florida Legislature adopted Florida Statute 506.5131, which preempted localities from adopting or enforcing local legislation requiring a business owner to submit a prevention and retrieval plan for shopping carts and also precluded a municipality from imposing a monetary penalty for failing to submit such a plan; and

WHEREAS, to be consistent with state law, the City of Dania Beach is repealing Ordinance 2006-015, which was codified at Chapter 17, entitled “Offenses-Miscellaneous,” at Article IX, entitled “On-Site Shopping Cart Retention System – Required,” at Section 17-129, also entitled “On-Site Shopping Cart Retention System - Required.

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

Section 1. That Article IX, entitled “On-Site Shopping Cart Retention System-Required,” of Chapter 17, which Chapter is entitled “Offenses-Miscellaneous” of the City Code of Ordinances, is modified to read as follows:

~~ARTICLE IX-ON-SITE SHOPPING CART RETENTION SYSTEM-REQUIRED~~ RESERVED

Section 17-129 ~~On-Site Shopping Cart Retention-System-Required~~ Reserved.

- a. ~~It is unlawful for any business establishment which uses twenty (20) or more shopping carts at any business location within the City to fail to install and maintain an on-site shopping cart retention system for the~~

~~location. A “shopping cart” is a device which consists of a basket mounted on a frame with wheels capable of being moved by a person, which device is generally and ordinarily found and used in a retail commercial business establishment by a customer or employee of the establishment for the purpose of transporting goods or merchandise from one place to another.~~

- ~~b. Each such business establishment shall post signs in conspicuous locations within the business establishment premises to notify shopping cart users that an on-site shopping cart retention system is in place. Such signs shall describe how the system operates.~~
- ~~c. Permitted methods of retention shall include any one of the following systems or methods:
 - ~~1. a physical barrier or barriers may be installed, such as bollards, which restrict shopping carts to the main or primary entryway to the business;~~
 - ~~2. shopping carts may be equipped with protruding devices, arms or similar devices, which operate to prohibit the cart from being removed from the interior of the business establishment;~~
 - ~~3. a system may be used, which may be mechanical in nature, requiring a monetary deposit which is of a reasonable amount such that it does not deter usage of the cart but encourages return of the cart and allows for a refund of the deposit; or~~
 - ~~4. a shopping cart wheel locking system may be used in conjunction with an electronic barrier along the perimeter of the business establishment premises; such a system causes the shopping cart wheels to lock when the cart approaches or crosses the barrier location by activating the electronic barrier.~~~~
- ~~(d) Any business establishment that does not provide one of the foregoing systems or methods shall be afforded a period of three (3) months from the effective date of this Article within which to comply.~~
- ~~(e) The owner or operator of any business establishment who or which fails to provide and maintain an on-site shopping cart retention system shall be in violation of this Article.~~

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 in conflict with the provisions of this Ordinance are repealed.

Section 4. That this Ordinance shall be effective immediately at adoption on second reading.

PASSED on first reading on December 8, 2020.

PASSED and ADOPTED on second reading on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

The 2020 Florida Statutes

[Title XXXIII](#)

REGULATION OF TRADE, COMMERCE,
INVESTMENTS, AND SOLICITATIONS

[Chapter 506](#)

STAMPED OR MARKED
CONTAINERS AND BASKETS

[View Entire
Chapter](#)

506.5131 Return of shopping carts; assessment of fees, fines, and costs.—

- (1) The rightful owner of any shopping cart with a registered name or mark found on public property shall be immediately notified of its recovery.
- (2) Notwithstanding any other provision of law or local ordinance, no fee, fine, or costs may be assessed against the owner of a shopping cart unless the shopping cart was found on public property and was removed from the premises or parking area of a retail establishment by the owner of the shopping cart, or an employee acting on the owner's behalf, and the fee, fine, or cost has been approved by the Department of Agriculture and Consumer Services. This subsection shall not apply to any ordinance adopted after January 31, 2002, and prior to June 30, 2002, that requires a business establishment to install a retention system to retain shopping carts within the real property boundaries of a business location.

History.—s. 12, ch. 98-396; s. 6, ch. 2006-165.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO (1) SIGHT TRIANGLES BY AMENDING SECTION 275-180, ENTITLED "SIGHT DISTANCE FOR LANDSCAPING ADJACENT TO STREET INTERSECTIONS AND POINTS OF ACCESS;" (2) EMERGENCY GENERATORS, BY AMENDING SECTION 285-10, ENTITLED "EMERGENCY GENERATORS IN RESIDENTIAL DISTRICTS"

Purchasing Requests ONLY

Dept:

Acct #:

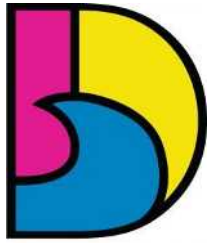
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM TX-082-20 Generator-Sight Visibility FIRST Reading, O-2021- Text Amendment (TX-082-20) Sight Triangles and Emergency Generators in Residential Districts, TX-082-20 application



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: January 12, 2020

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

SUBJECT: **TX-082-20:** The applicant, City of Dania Beach, is requesting a text amendment to the City's Unified Land Development Code modifying the generator and sight distance regulations (FIRST READING).

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena,
ou=City of Dania Beach,
email=eleanor.norena@danibeachfl.gov, c=US
Date: 2020.12.16 14:01:08 -0500

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, ou=City of Dania Beach,
ou=Community Development Department, Planning
Division, email=corinne.lajoie@danibeachfl.gov, c=US
Date: 2020.12.16 11:19:40 -0500

Request

TEXT AMENDMENT

1. To increase fuel capacity of generator fuel tanks.
2. To eliminate conflicting regulation as it relates to sight distance regulations.

Background

Staff is proposing two (2) amendments to the City's Land Development Code (LDC), as identified below.

GENERATOR FUEL TANKS

The text amendment proposes changing the maximum fuel tank capacity from two hundred, fifty gallons (250) to five hundred (500). This change is a result of several request made by the public.

The second change on to this section is to eliminate the prohibition of diesel generators.

SIGHT DISTANCE

This amendment is to correct a scrivener's error. Currently the sight distance requirements are described in two (2) sections of the LDC. The lesser distance of twenty-five feet (25') is proposed to be eliminated, leaving the greater distance of thirty feet (30') as the requirement.

On December 16, 2020 the Planning and Zoning Board recommended approval of this request by a 5-0 vote.

Budgetary Impact

Approval of the text amendments will have little budgetary impacts.

Recommendation

Approve the ordinance on first reading.

ORDINANCE NO. 2021-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO (1) SIGHT TRIANGLES BY AMENDING SECTION 275-180, ENTITLED "SIGHT DISTANCE FOR LANDSCAPING ADJACENT TO STREET INTERSECTIONS AND POINTS OF ACCESS;" (2) EMERGENCY GENERATORS, BY AMENDING SECTION 285-10, ENTITLED "EMERGENCY GENERATORS IN RESIDENTIAL DISTRICTS;" PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach desires to update its Land Development Code relating to (1) amending the rules relating to sight distance for landscaping adjacent to street intersections and points of access to increase the sight triangle from 25 feet to 30 feet, and (2) amending the regulations relating to emergency generators to prohibit diesel generators and increase the size of fuel tanks; and

WHEREAS, staff recommended approval of the proposed amendments to the Land Development Code in its report dated January 12, 2021; and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on December 16, 2020 and recommended approval of the proposed Ordinance; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings relating to the adoption of the LDC amendments; and

WHEREAS, the City Commission finds that it is in the best interest of the City to adopt the amendments.

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. City's Code of Ordinances, at the Land Development Code, is amended as follows:

* * *

ARTICLE 285. – EMERGENCY GENERATORS

○ Sec. 285-10. – Emergency generators in residential districts.

- (A) Emergency generators and associated fuel tanks which operate with liquid propane or natural gas for fuel shall be permitted as accessory structures to single-family detached dwellings and two-family (duplex) dwellings, as provided in this article.

(B) Generators are not permitted in a front yard. Generators not to exceed five (5) feet in height are permitted in side and rear yards with a minimum ten-foot setback to any side lot line, a minimum ten-foot setback to any rear lot line adjacent to a public alley or street line, and a minimum fifteen-foot setback to any other rear lot line.

(C) Above-ground liquid propane tanks are not permitted in a front yard or side yard. A maximum of two (2) above-ground tanks with a maximum collective capacity of ~~two hundred fifty (250)~~ five hundred (500) gallons and a maximum height of five and one-half (5½) feet are permitted in the rear yard subject to the same setback requirements that apply to generators in subsection (B), above.

(D) One (1) underground propane tank is permitted in lieu of any above-ground tank, or in combination with no more than one (1) above-ground tank, provided that the collective capacity of the underground tank and any above-ground tank shall not exceed ~~two hundred fifty (250)~~ five hundred (500) gallons. An underground tank is permitted only in the front or rear yard, if a minimum twenty-five-foot setback is provided to any street line and a minimum ten-foot setback is provided to any lot line.

(E) Above-ground storage tanks shall be screened with an opaque fence at least six (6) inches higher than the top of any portion of the tank.

(F) A generator located in an interior side yard and situated between two (2) dwellings shall be positioned to direct exhaust toward the rear yard.

(G) Generator and fuel tanks shall not be located in any easement.

(H) Any generator with a noise rating on its specifications sheet exceeding seventy (70) db (decibels) at a distance of twenty-three (23) feet is prohibited.

(I) ~~Diesel generators are prohibited.~~

* * *

Sec. 275-180. - Sight distance for landscaping adjacent to street intersections and points of access.

- When a lot abuts the intersection of two (2) or more streets, all landscaping within the triangular area located within ~~twenty-five (25)~~ thirty feet (30) feet of the intersection of the front and side street property lines shall provide unobstructed cross-visibility at a level between thirty (30) inches and eight (8) feet, with the exception of tree trunks that do not impede visibility. See Section 255-10 for illustration. The property owner shall be responsible

for maintaining all landscaping within the cross-visibility triangle. Landscaping, except required turf and groundcover, shall not be located closer than five (5) feet from the edge of any roadway and three (3) feet from the edge of any alley or pavement.

Section 3. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. This Ordinance shall be in force and take effective immediately upon its passage and adoption.

PASSED on first reading on January 12, 2021.

PASSED AND ADOPTED on second reading on _____, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☒ Other: Text Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: TX-082-20

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: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Amend LDC regarding generator & sight distance
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: CMA for E. Narera
(Owner / Agent signature*)

BEFORE ME THIS 10th DAY OF December, 2020

By:

DEBORAH E. SABINO
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]

(Signature of Notary Public – State of FLORIDA)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO PAINTED SIGNS BY AMENDING SECTION 505-50, ENTITLED "PROHIBITED SIGNS" AND SECTION 505-90 ENTITLED "SIGNAGE REGULATIONS FOR THE MIXED-USE CRA FORM-BASED ZONING DISTRICTS (CC, SFED-MU, EDBB-MU, GTWY-MU, NBHD-MU)

Purchasing Requests ONLY

Dept:

Acct #:

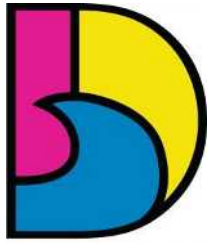
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM TX-083-20 Painted Signs FIRST Reading, O-2021- Text Amendment (TX-083-20)
Painted Signs, TX-083-20 applicaiton



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: January 12, 2020

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

SUBJECT: **TX-083-20:** The applicant, City of Dania Beach, is requesting a text amendment to the City's Unified Land Development Code modifying the painted sign regulations.

Request

TEXT AMENDMENT – To remove the prohibition of painted signs, allowing them with restrictions.

Background

The proposed text amendment is to remove the current prohibition of painted sign in the City's Land Development Code (LDC). Staff is proposing to allow painted signs only in the following CRA form-based zoning districts:

- City Center
- South Federal Highway, Mixed-Use
- East Dania Beach Boulevard, Mixed-Use
- Gateway, Mixed-Use
- Neighborhood, Mixed-Use

In addition to locational limitations, painted signs will also have to meet the following regulations:

- High-quality hand painted signs.
- Dimensions limited to existing wall sign provisions.
- Existing multi-tenant commercial building.
- When painted signs are utilized, no other type of wall signage will be permitted.
- Community Development Director shall approve to confirm harmonious appearance appropriate for the existing buildings and tenants.

On December 16, 2020 the Planning and Zoning Board recommended approval of this request by a 5-0 vote.

Budgetary Impact

Approval of the text amendments will have little budgetary impacts.

Recommendation

Approve the ordinance on first reading.

ORDINANCE NO. 2021-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO PAINTED SIGNS BY AMENDING SECTION 505-50, ENTITLED “PROHIBITED SIGNS” AND SECTION 505-90 ENTITLED “SIGNAGE REGULATIONS FOR THE MIXED-USE CRA FORM-BASED ZONING DISTRICTS (CC, SFED-MU, EDBB-MU, GTWY-MU, NBHD-MU); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach desires to update its Land Development Code relating to painted signs; and

WHEREAS, staff recommended approval of the proposed amendments to the Land Development Code in its report dated January 12, 2021; and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on December 16, 2020 and recommended approval of the proposed Ordinance; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings relating to the adoption of the LDC amendments; and

WHEREAS, the City Commission finds that it is in the best interest of the City to adopt the amendments.

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. City’s Code of Ordinances, at the Land Development Code, is amended as follows:

* * *

ARTICLE 505. - SIGN REGULATIONS^[4]

* * *

Sec. 505-50. - Prohibited signs.

Any sign not specifically permitted, exempted, or authorized by this article is prohibited. It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows:

* * *

- (R) Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, or on any permanent building or permanent structure, excluding supergraphics on building walls, and high-quality hand painted signs with dimensions as described in Section 505-90(V)(8).

* * *

Sec. 505-90. - Signage regulations for the mixed-use CRA form-based zoning districts (CC, SFED-MU, EDBB-MU, GTWY-MU, NBHD-MU).

* * *

- (V) *Wall and gallery edge identification signs.* One (1) gallery edge sign or wall sign is permitted on a building frontage, but not both. Wall and gallery edge signs are subject to subsection 505-40(O) and 505-40(G), respectively, and the following standards:

* * *

- (8) Existing multi-tenant commercial buildings may submit a uniform sign plan providing for high quality hand painted wall signage for the entire building (each tenant) in lieu of other types of structural signage. The Community Development Director may approve such a plan if it provides a harmonious appearance appropriate for the existing buildings and multiple tenants.

* * *

Section 3. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. This Ordinance shall be in force and take effective immediately upon its passage and adoption.

PASSED on first reading on January 12, 2021.

PASSED AND ADOPTED on second reading on _____, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



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

Standard Development Application

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

Date Rec'd: _____

Petition No.: TX-083-20

☒ 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: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Amend LDC regarding Painted Signs
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: C. Ad for E. Norena
(Owner / Agent signature*)

BEFORE ME THIS 10th DAY OF December, 2020

By:

Deborah E. Sabino
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary De E
(Signature of Notary Public – State of Florida)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO PUBLIC HEARING NOTICES BY AMENDING SECTION 610-20, ENTITLED "TABLE OF PUBLIC NOTICE REQUIREMENTS"

Purchasing Requests ONLY

Dept:

Acct #:

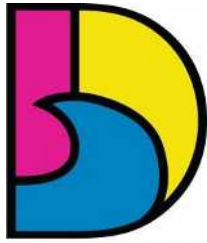
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM TX-084-20 PHN FIRST Reading, O-2021- Text Amendment (TX-084-20) Public Hearing Notices (Mailed Notice Radius), TX-084-20 application



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: January 12, 2020

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

SUBJECT: **TX-084-20:** The applicant, City of Dania Beach, is requesting a text amendment to the City's Unified Land Development Code expanding the notification radius for public hearing notifications (FIRST READING).

Request

TEXT AMENDMENT – Expand mailed notice to property owners within a one thousand foot (1,000') radius.

Background

At the request of the City Commission, staff is proposing to expand required mailed notice from four hundred and fifty feet (450') to one thousand feet (1,000') radius. This change will affect the following applications:

- Administrative Appeal
- Administrative Variance
- Land Use Map Amendment
- Plat
- Site Plan, Small-Scale
- Site Plan, Large-Scale
- Special Exception
- Rezoning
- Variances
- Waiver of distance Separation for Establishments service Liquor

The amendment will encourage public participation in discussion of development applications, as more residents will receive a mailed notice. Impacts of new development often extend beyond the adjacent properties. Expanding the notification radius will help notify those who may be impacted by developments.

The amendment also simplify notification regulations by removing a provision allowing mailed notice in lieu of newspaper ad for rezoning more than 10 acres & land use map amendments by requiring mailed notice.

On December 16, 2020 the Planning and Zoning Board recommended approval of this request by a 5-0 vote.

Budgetary Impact

Approval of the text amendments will have little budgetary impacts.

Recommendation

Approve the ordinance on first reading.

ORDINANCE NO. 2021-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE LAND DEVELOPMENT CODE (LDC); AMENDING CERTAIN PROVISIONS OF THE LDC TO FURTHER REFINE PROVISIONS RELATING TO PUBLIC HEARING NOTICES BY AMENDING SECTION 610-20, ENTITLED "TABLE OF PUBLIC NOTICE REQUIREMENTS"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach desires to update its Land Development Code relating to amending the rules relating to mailed notice radius; and

WHEREAS, staff recommended approval of the proposed amendments to the Land Development Code in its report dated January 12, 2021; and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on December 16, 2020 and recommended approval of the proposed Ordinance; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings relating to the adoption of the LDC amendments; and

WHEREAS, the City Commission finds that it is in the best interest of the City to adopt the amendments.

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. City's Code of Ordinances, at the Land Development Code, is amended as follows:

* * *

ARTICLE 610. – PUBLIC HEARING NOTICES

* * *

Sec. 610-20. - Table of public notice requirements.

APPLICATION TYPE	REQUIRED PUBLIC HEARINGS	TIMING OF NOTICE (minimum number of days prior to public hearing that notice must be given, unless otherwise specifically provided herein)	NEWSPAPER NOTICE FORMAT (see section 610-30 for requirements)	MAIL NOTICE RADIUS	SIGN POSTING REQUIRED?	Posting at City Hall and on City Website
Administrative Appeal	City Commission	14 days	Standard Ad	Within 1,000 450 feet	No	10 days
Administrative variance	None	14 days prior to administrative action	Not Required	Within 1,000 450 feet	No	10 days
Code amendments to Part 1 (Use Regulations)	Planning and Zoning Board*	14 days	Standard Ad	Not Required	No	10 days
	City Commission (first reading)	14 days	Large Ad	Not Required	No	10 days
	City Commission (second reading)	14 days	Large Ad	Not Required	No	10 days
Code amendments to other than Part 1	Planning and Zoning Board*	Not Required	Not Required	Not Required	No	10 days
	City Commission (first reading)	Not Required	Not Required	Not Required	No	10 days
	City Commission (second reading)	14 days	Standard Ad	Not Required	No	10 days
Comprehensive Plan text amendments, other	Planning and Zoning Board *	14 days	Standard Ad	Not Required	No	10 days
	City Commission (first reading)	14 days	Standard Ad	Not Required	No	10 days
	City Commission (second reading)	14 days	Standard Ad	Not Required	No	10 days
Land use map amendment (small scale per F.S. § 163.3187(1)(c))	Planning and Zoning Board*	14 days	Standard Ad	Within 1,000 450 feet	Yes	10 days

	City Commission (first reading)	Not Required	Not Required	Not Required	No	10 days
	City Commission (second reading adoption)	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
Land use map amendment, other or change to list of permitted uses in land use category	Planning and Zoning Board*	14 days	Large Ad	Within <u>1,000</u> 450 feet for map amendments when mailed notice is provided in lieu of Newspaper Publication ⁽⁴⁾	Yes, for map amendments**	10 days
	City Commission (first reading)	14 days	Large Ad	Within <u>1,000</u> 450 feet for map amendments when mailed notice is provided in lieu of Newspaper Publication ⁽⁴⁾	Yes, for map amendments**	10 days
	City Commission (second reading)	14 days	Large Ad	Within <u>1,000</u> 450 feet for map amendments when mailed notice is provided in lieu of Newspaper Publication ⁽⁴⁾	Yes, for map amendments**	10 days
Plat	City Commission	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
Site Plan Review, Small-Scale	Director of Community Development review only (no public hearing)	Within 5 days following administrative action	Not Required	Within <u>1,000</u> 450 feet	Yes	None
	Planning & Zoning Board	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
Site Plan Review, Large-Scale	City Commission	14 days	Standard Ad	within <u>1,000</u> 450 feet	Yes	10 days
Special Exception	Planning & Zoning Board ⁽¹⁾	14 days ⁽²⁾	Standard Ad	Within <u>1,000</u> 450 feet ⁽²⁾	Yes ⁽²⁾	10 days ⁽²⁾

	City Commission	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
Rezoning initiated by the City for fewer than 10 contiguous acres	Planning and Zoning Board*	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
	City Commission (first reading)	14 days	Not Required	Within <u>1,000</u> 450 feet	Yes	10 days
	City Commission (second reading)	14 days for Ad 30 days for mail notice	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
Rezoning initiated by the City for 10 or more contiguous acres	Planning and Zoning Board*	14 days	Standard Ad	Within <u>1,000</u> 450 feet when mailed notice is provided in lieu of Newspaper Publication. ⁽⁴⁾	Yes**	10 days
	City Commission (first reading)	14 days	Large Ad	Within <u>1,000</u> 450 feet when mailed notice is provided in lieu of Newspaper Publication. ⁽⁴⁾	Yes**	10 days
	City Commission (second reading)	14 days	Large Ad	Within <u>1,000</u> 450 feet when mailed notice is provided in lieu of Newspaper Publication. ⁽⁴⁾	Yes**	10 days
Rezoning initiated by the property owner	Planning and Zoning Board*	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
	City Commission (first reading)	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
	City Commission (second reading)	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
Temporary use	City Commission	14 days	Standard Ad	Not Required	No	10 days
Vacation of right-of-way	Planning and Zoning Board	14 days	Standard Ad	Properties fronting the street segment	Yes	10 days

				proposed for vacation		
	City Commission	14 days	Standard Ad	Properties fronting the street segment proposed for vacation	Yes	10 days
Variance	Planning & Zoning Board ⁽¹⁾	14 days ⁽²⁾	Standard Ad ⁽²⁾	Within <u>1,000</u> 450 feet ⁽²⁾	Yes ⁽²⁾	10 days ⁽²⁾
	City Commission	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
Waiver of distance separation for establishments serving liquor pursuant to sec. 110-50(E)	Planning and Zoning Board	14 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days
	City Commission	10 days	Standard Ad	Within <u>1,000</u> 450 feet	Yes	10 days

~~“(4) In accordance with F.S. § 166.041(3)(c)(2)(c), in lieu of publishing the advertisement required by F.S. § 166.041(3)(c)(2)(b), the municipality may mail a notice to each person owning real property within the area covered by the ordinance. Such notice shall clearly explain the proposed ordinance and shall notify the person of the time, place, and location of any public hearing on the proposed ordinance.~~

Section 3. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. This Ordinance shall be in force and take effective immediately upon its passage and adoption.

PASSED on first reading on January 12, 2021.

PASSED AND ADOPTED on second reading on _____, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



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

Standard Development Application

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

Date Rec'd: _____

Petition No.: TX-084-20

☒ 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: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Amend LDC Regarding public hearing notice Radius
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: CAY for E. Norena
(Owner / Agent signature*)

BEFORE ME THIS 10th DAY OF December, 2020

By:

Deborah E. Sabino

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Deborah E. Sabino

(Signature of Notary Public – State of Florida)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE SITE PLAN (SP-069-20) AND VARIANCE (VA-070-20) APPLICATIONS SUBMITTED BY PRIME REALTY CAPITAL, LLC, FOR PROPERTY LOCATED AT SOUTHWEST 26th TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”.

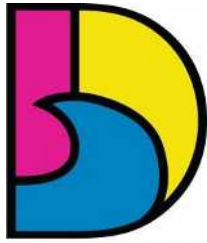
Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

CM SP-069-20 VA-070-20 Prime Realty, SR SP-069-20 VA-070-20 Prime Realty, R-2021-Site Plan-069-20 and VA-070-20, Prime Realty Site Plan, SP-069-20 Prime Realty - Location Map, Application package, Part II documentation



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning and Zoning Manager

Eleanor
Norena

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=Community
Development, ou,
email=enorena@daniabeachfl.gov, c=US
Date: 2020.12.24 09:31:18 -0500

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach,
ou=Community Development Department, Planning
Division, email=clajoie@daniabeachfl.gov, c=US
Date: 2020.12.22 12:51:46 -0500

Richard
Lorber

Digitally signed by Richard Lorber
DN: cn=Richard Lorber, o=City of Dania
Beach, ou=P&Z,
email=rlorber@daniabeachfl.gov, c=US
Date: 2020.12.22 12:51:46 -0500

SUBJECT: **SP-069-20/VA-070-20:** The applicant, Ahrens Companies, on behalf of property owner Prime Realty Capital, LLC, is requesting a variance waiving the provisions of Section 265-110 of the City's Land Development Regulations to allow a crushed concrete parking lot for outdoor storage, and site plan approval for a 6,007 square foot office/repair shop and associated outdoor storage lot, for property located at 3401 SW 26 Terrace.

Request

SITE PLAN: To permit the construction of 6,007 square foot office/repair shop and associated outdoor storage lot.

VARIANCE: To permit a storage lot with a gravel surface for outdoor storage of equipment/machinery, where Section 265-110(K) requires storage lots for vehicles, boats and equipment to be surfaced with asphalt or concrete.

Background

The property is approximately two and 1/3 acres (2.3266) in size, and is located south of I-95, between SW 30th Avenue and Ravenswood Road in the (IROM-AA) Industrial, Research, Office, Marine – Airport Approach zoning district. The site is currently a vacant lot.

Budgetary Impact

Approval of the Variance and Site Plan will allow the opportunity for the redevelopment of the site.

Recommendation

Approve the Resolution.



CITY OF DANIA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: January 12, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning and Zoning Manager

SUBJECT: **SP-069-20/VA-070-20:** The applicant, Ahrens Companies, on behalf of property owner Prime Realty Capital, LLC, is requesting a variance waiving the provisions of Section 265-110 of the City's Land Development Regulations to allow a crushed concrete parking lot for outdoor storage, and site plan approval for a 6,007 square foot office/repair shop and associated outdoor storage lot, for property located at 3401 SW 26 Terrace.

Variance

To permit a storage lot with a gravel surface for outdoor storage of equipment/machinery, where Section 265-110(K) requires storage lots for vehicles, boats and equipment to be surfaced with asphalt or concrete.

Request

SITE PLAN APPROVAL

To permit the construction of 6,007 square foot office/repair shop and associated outdoor storage lot.

PROPERTY INFORMATION

EXISTING ZONING:	Industrial, Research, Office, Marine – Airport Approach (IROM-AA)
LAND USE DESIGNATION:	Industrial
SITE LOCATION:	3401 SW 26 Terrace
SITE ACREAGE:	Approximately 2.33 acres
EXISTING USE:	Vacant Land
VIOLATIONS ON PROPERTY:	None

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code.

Background

The subject property is located south of I-95, between SW 30th Avenue and Ravenswood Road in the (IROM-AA) Industrial, Research, Office, Marine – Airport Approach zoning district. The property is approximately two and 1/3 acres (2.3266) in size and the property is currently a vacant lot.

VARIANCE

The applicant seeks approval of a Variance from Land Development Code (LDC) Section 265–110(K) in order to permit a storage lot with a gravel surface for outdoor storage of equipment/machinery. The LDC requires storage lots for vehicles, boats and equipment to be surfaced with asphalt or concrete.

Section 625 of the City’s LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the five (5) criteria identified in Section 625-40.

These criteria are listed below; the applicant has submitted the following written comments (*in italics*) identifying how this request is consistent with these criteria.

(1) “That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.”

Applicant Response: The requested variance to allow crushed concrete for outdoor storage maintains the basic intent of the code. It is similar material.

(2) “That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.”

Applicant Response: The requested variance to allow crushed concrete for outdoor storage is compatible with the surrounding property to the north, Herc Rental, which received approval of previous variance to allow gravel.

(3) “That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.”

Applicant Response: The requested variance is consistent with the Comprehensive Plan.

(4) “That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.”

Applicant Response: The property was previously owned by the City of Dania Beach and was purchased by the property owners and currently has the Industrial, Research, Office, Marine -

Airport Approach (IROM-AA) Zoning Designation. With the proposed use, the applicant believes providing pavement will be an unnecessarily burdensome issue. This zoning district allows for this type of use. The applicant is proposing an enclosed office/repair facility with concrete pavement for the required handicap and regular parking spaces.

(5) “That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.”

Applicant Response: Based on the proposed use of outdoor storage, the applicant is requesting a variance to allow for crushed concrete towed vehicle/equipment storage. This particular area of the city is mostly industrial uses and the outdoor storage is consistent with the area. Allowing crushed concrete will facilitate a better use of the ground with the outdoor storage.

SITE PLAN

The applicant is requesting Site Plan approval to redevelop the site with a 6,000 square foot office/repair facility building. The balance of the site will have a crushed rock parking area intended for outdoor vehicle and equipment storage. The site meets all other development regulations for this zoning district; the exception is the variance required to have the crushed rock parking area. The site will be screened from view as required by code.

PUBLIC OUTREACH

Staff has requested that the applicant reach out to adjacent neighboring properties. The applicant concurred and indicated that they were preparing documentation.

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, on September 24, 2020 and on October 21, 2020. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The DRC comments are listed as conditions of approval in the site plan resolution and provided below.

CONDITIONS OF APPROVAL

1. Additional comments may apply and will need to be addressed prior to Building Permit approval. (Engineering)
2. The applicant has provided a new Survey indicating revised northern boundary line. Proposed sidewalk within R/W shall be extended along entire east property line towards north. Please revise the plans accordingly showing additional sidewalk and swale restoration. (Engineering)
3. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable). (Engineering, Planning & Zoning)

4. Demonstrate that the sidewalk will not exceed 5% longitudinal slope and 2% cross slope. Additional grades shall be shown on plans for sidewalk construction. (Engineering)
5. Provide a cross section of driveway (SW 26th Terrace) showing ADA slope of crosswalk or sidewalk with sufficient detail and dimensions. Proposed grades for crosswalk shall be shown on plans. (Engineering)
6. Pavement marking restoration shall be required along SW 26th Street. (Engineering)
7. The proposed two driveways impact roadside swale area and swale drainage. Please provide drainage facility to drain the swale area between the two driveways. Proposed driveway swale elevations/cross slope shall be revised for safety of traffic movement. (Engineering)
8. Minimum 0.3% slope shall be provided along edge of pavement flow line. No ponding shall be allowed in front of driveways. (Engineering)
9. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved. (Engineering)
10. Detail and complete engineering plans will be required prior to Building and R/W permit approval. (Engineering)
11. The applicant only submitted a drainage statement at this time. Please provide detail drainage report and detail Paving, Grading, Drainage plan. Such report and plans will need to be reviewed prior to building permit approval. (Engineering)
12. Wheel stops, five and one-half (5 ½) inches high, shall be installed two (2) feet from the head (front) of a parking space. (Engineering)
13. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)
14. Show also all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering).
15. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)
16. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal. (Engineering)

17. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable. (Engineering)
18. FAA/BCAD: The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. (Planning & Zoning)
19. PUBLIC ART PROGRAM: Per Article 811, new development and redevelopment valued over \$1million, in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city.
 - a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or
 - b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines. (Planning & Zoning)
20. STAGING: For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction. (Planning & Zoning)

Recommendation

Approve the resolution approving the Variance and Site Plan provided the remaining DRC comments are made conditions of the approval to be addressed prior to the issuance of a building permit.

RESOLUTION NO. 2021-008

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-069-20) AND VARIANCE (VA-070-20) APPLICATIONS SUBMITTED BY PRIME REALTY CAPITAL, LLC, FOR PROPERTY LOCATED AT SOUTHWEST 26th TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Prime Realty Capital, LLC (“Applicant”) is requesting Site Plan (SP-069-20) approval to permit the development of 48,150 square feet of equipment, machinery sales and rental services with outdoor storage to be located at Southwest 26th Terrace (the “Property”) as legally described in Exhibit “A” attached to and made a part of this Resolution; and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625, entitled “Variances”, Section 625-40 states that the City Commission may grant a variance based on its determination that the Applicant has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant has requested a variance to permit a storage lot with a gravel surface for outdoor storage of equipment/machinery (VA-070-20), where Section 265–110(K) of the LDC requires storage lots for vehicles, boats and equipment to be surfaced with asphalt or concrete; 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-069-20) and Variance (VA-070-20) applications will protect the public health, safety, and welfare of the residents of the City and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

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

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

Section 2. That pursuant to Chapter 28 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plan,” the following Site Plan (SP-069-20), attached as Exhibit “B”, which is made a part of and incorporated into this Resolution by reference is approved.

Section 3. That pursuant to Chapter 28 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 625 “Variances,” the following Variance application (VA-070-20) is approved consistent with the Site Plan provided in Exhibit “B”.

Section 4. The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

CONDITIONS OF APPROVAL:

1. Additional comments may apply and will need to be addressed prior to Building Permit approval. (Engineering)
2. The Applicant has provided a new Survey indicating a revised northern boundary line. Proposed sidewalk within R/W shall be extended along entire east property line towards north. Applicant is to revise the plans accordingly to show the additional sidewalk and swale restoration. (Engineering)
3. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable). (Engineering, Planning & Zoning)
4. Demonstrate that the sidewalk will not exceed a five percent (5%) longitudinal slope and two percent (2%) cross-slope. Additional grades shall be shown on the plans for sidewalk construction. (Engineering)
5. Provide a cross section of driveway (SW 26th Terrace) showing the ADA slope of the crosswalk or sidewalk, with sufficient detail and dimensions. Proposed grades for crosswalk shall be shown on plans. (Engineering)
6. Pavement marking restoration shall be required along SW 26th Street. (Engineering)

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8. Minimum 0.3% slope shall be provided along edge of pavement flow line. No ponding shall be allowed in front of driveways. (Engineering)
9. In accordance with City Code of Ordinances in Article 415, entitled "SIDEWALKS AND SWALES," Applicant is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved. (Engineering)
10. Detail and complete engineering plans will be required prior to Building and right-of-way permit approval. (Engineering)
11. The Applicant only submitted a drainage statement. Applicant is to provide a detail drainage report and detail Paving, Grading, Drainage plan. Such report and plans will need to be reviewed prior to building permit approval. (Engineering)
12. Wheel stops, five and one-half (5 ½) inches high, shall be installed two (2) feet from the head (front) of a parking space. (Engineering)
13. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)
14. Show also all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering).
15. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)
16. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal. (Engineering)
17. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (Broward County Surface Water License, Broward County Wastewater Permit, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable. (Engineering)

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19. Public Art Program: Per Article 811, new development and redevelopment valued over One Million Dollars (\$1,000,000.00), in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the City.

a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an “in-lieu” public art fee, with a minimum payment of \$5,000.00 and a maximum payment of \$250,000.00; or

b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an “in-lieu” public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines. (Planning & Zoning)

20. Staging: For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction. (Planning & Zoning)

Section 5. That pursuant to LDC Section 635-100 “Expiration of Site Plans,” and Section 625-50 “Expiration of Variances,” the Site Plan (SP-069-20) and Variance (VA-070-20) application approvals shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 6. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit "A"
Legal Description

A PORTION OF PARCEL "A" OF "DJP AIRPORT WEST PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, AT PAGE 69 AND PARCEL "I" OF "RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, AT PAGE 9, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 00°53'44" EAST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 199.57 FEET; THENCE SOUTH 88°30'15" WEST ALONG A SOUTHERLY BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "I"; THENCE SOUTH 00°53'44" EAST ALONG A THE EAST BOUNDARY LINE OF SAID PARCEL "I"; A DISTANCE OF 61.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°53'44" EAST ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 198.82 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "I" AND A POINT ON THE BOUNDARY LINE OF SAID PARCEL "A"; THENCE NORTH 88°30'15" EAST ALONG SAID BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID PARCEL "A", THENCE SOUTH 00°53'44" EAST ALONG THE SAID EAST BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89 31 40 WEST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL "A" FOR 105.92 FEET; THENCE NORTH 00 48 11 WEST ALONG A BOUNDARY LINE OF SAID PARCEL "A" FOR 110.23 FEET; THENCE NORTH 76 15 15 WEST ALONG A BOUNDARY LINE OF SAID PARCEL "A" FOR 39.75 FEET; THENCE NORTH 00°53'44" WEST ALONG A LINE 336.54 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", FOR 200.87 FEET; THENCE NORTH 88°30'15" EAST, FOR 321.56 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINS 101,345 SQUARE FEET (2.3266 ACRES) MORE OR LESS.

Exhibit “B”
Site Plan

(SEE ATTACHED)

LAND USE: INDUSTRIAL IROM-AA
ZONING: IROM-AA
USE: VACANT INDUSTRIAL

REFER TO MASTER SITE PLAN, SHEET MP-001 FOR CONTINUED SITE BOUNDARIES

LAND USE: INDUSTRIAL IROM-AA
ZONING: IROM-AA
USE: VACANT INDUSTRIAL

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DEVELOPMENT REGULATIONS

SITE ADDRESS:	3401 @ SW 26TH TERRACE, DANIA BEACH, FL 33312
FOLO:	504220520090 AND 504220580010
PROPERTY OWNER:	PRIME REALTY CAPITAL LLC
LEGAL DESCRIPTION:	RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7) 162-9 B PARCEL I
ZONING DISTRICT:	(IROM-AA) INDUSTRIAL RESEARCH, OFFICE AND MARINE AIRPORT APPROACH DISTRICT
LAND USE DESIGNATION:	INDUSTRIAL
JURISDICTION:	CITY OF DANIA BEACH, FLORIDA
BUILDING HEIGHT:	ALLOWED 62'-0" MAX. PROVIDED 18'-1"
MIN. LOT SIZE:	N/A
MAX. LOT COVERAGE:	ALLOWED 70% PROVIDED 5.9%
MAX. IMPERVIOUS AREA:	ALLOWED 80% PROVIDED 21.65%
FLOOD RISK:	EFFECTIVE FLOOD RISK: AE 4 / AH 4 / 658H PRELIMINARY FLOOD RISK: AE 6 / 658J
FLOOD PLAN 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.	
MIN. FIN. FL. ELEVATION:	7.0 NAVD

SITE DATA BREAKDOWN

	LINEAR FT.	SQ. FT.	ACRES	PERCENT
TOTAL SITE		= 101,345 S.F.	= 2.3265 AC	= 100.00%
IMPERVIOUS AREAS:				
BUILDING AREA		= 6,007 S.F.	= 0.1379 AC	= 5.93%
TOTAL PAVED AREA		= 11,295 S.F.	= 0.2592 AC	= 11.15%
CONC. SIDEWALK		= 898 S.F.	= 0.0206 AC	= 0.89%
CONCRETE APRON		= 3,595 S.F.	= 0.0825 AC	= 3.55%
A/C PAD		= 20 S.F.	= 0.0005 AC	= 0.01%
TYPE "D" CURB	= 461 L.F.	= 294 S.F.	= 0.0067 AC	= 0.29%
TYPE "F" CURB	= 54 L.F.	= 54 S.F.	= 0.0012 AC	= 0.05%
DUMPSTER ENCLOSURE		= 160 S.F.	= 0.0037 AC	= 0.16%
TOTAL IMPERVIOUS AREA:		= 22,323 S.F.	= 0.5125 AC	= 22.03%
PERVIOUS AREAS:				
SWALE/DETENTION AREA		= 12,318 S.F.	= 0.2827 AC	= 12.15%
SOD AREA		= 31,869 S.F.	= 0.7316 AC	= 31.45%
CRUSHED CONC. AREA		= 34,835 S.F.	= 0.7997 AC	= 34.37%
TOTAL PERVIOUS AREA:		= 79,022 S.F.	= 1.8140 AC	= 77.97%

BUILDING SETBACKS

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST)	30' MIN	30.0'
INTERIOR SIDE (NORTH)	20' MIN.	72.4'
INTERIOR SIDE (SOUTH)	20' MIN.	181.0'
REAR (WEST)	20' MIN.	191.1'

TOTAL BUILDING AREA

DESCRIPTION	SUBTOTAL	TOTAL
OFFICE AREA		1007 S.F.
REPAIR SHOP AREA		5000 S.F.
TOTAL BUILDING AREA		6007 S.F.

LANDSCAPE BUFFERS

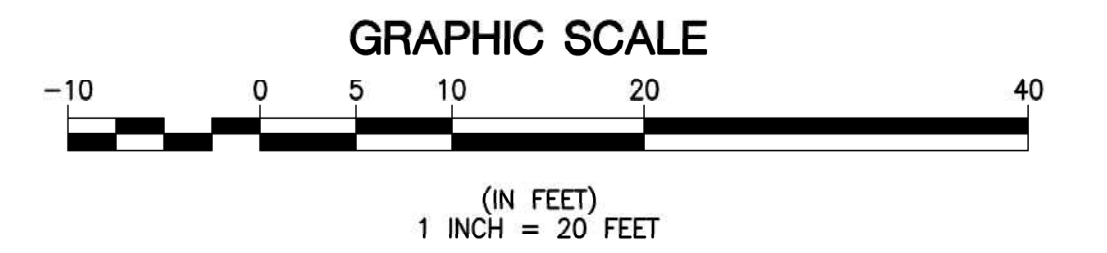
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (EAST)	10'	30'
SIDE (NORTH INTERIOR)	10'	20'
SIDE (SOUTH INTERIOR)	10'	20'
REAR (WEST)	10'	20'

PARKING CALCULATIONS

PER SEC. 265-50 - OFF-STREET PARKING REQUIRED	REQUIRED	PROVIDED
DESCRIPTION SERVICE OR REPAIR, GENERAL: 1 PER 500 S.F. = 6007 S.F. / 500 S.F. = 12.014	12 SPACES	12 SPACES
HANDICAP SPACES (INCLUDED IN CALS=0)	1 SPACES	1 SPACES
TOTAL SPACES PROVIDED:		12 SPACES

LOADING REQUIREMENTS

PER SEC. 270-20 - OFF-STREET LOADING REQUIRED	REQUIRED	PROVIDED
DESCRIPTION COMMERCIAL, WAREHOUSE, MANUFACTURING OR INDUSTRIAL ESTABLISHMENT 4,000 - 25,000 SQ. FT.	1 SPACE	1 SPACE



AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH: (561) 883-9004, LIC: KCB000556 #A438000564
1461 KINETIC ROAD, LAKE PARK, FL 33403-8011

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REVISIONS
08-30-20
DRC COMMENTS #1

PROPOSED OFFICE / REPAIR SHOP FOR
PRIME REALTY, INC.
3401 SW 26th TERRACE,
DANIA BEACH, FL 33312

Seal:
ALEJANDRA MOLINA-JACKSON
REGISTERED ARCHITECT #19666
STATE OF FLORIDA

ALEJANDRA MOLINA-JACKSON
LICENSE # AR96626
DATE 09-02-20
SCALE AS SHOWN
DRAWN -
JOB 20-000015
SHEET NAME PROPOSED SITE PLAN
SHEET # SP-001

1 PROPOSED SITE PLAN

SCALE: 1"=20'-0"



SP-069-20

SITE PLAN

PRIME REALTY

3401 SW 26 TERRACE

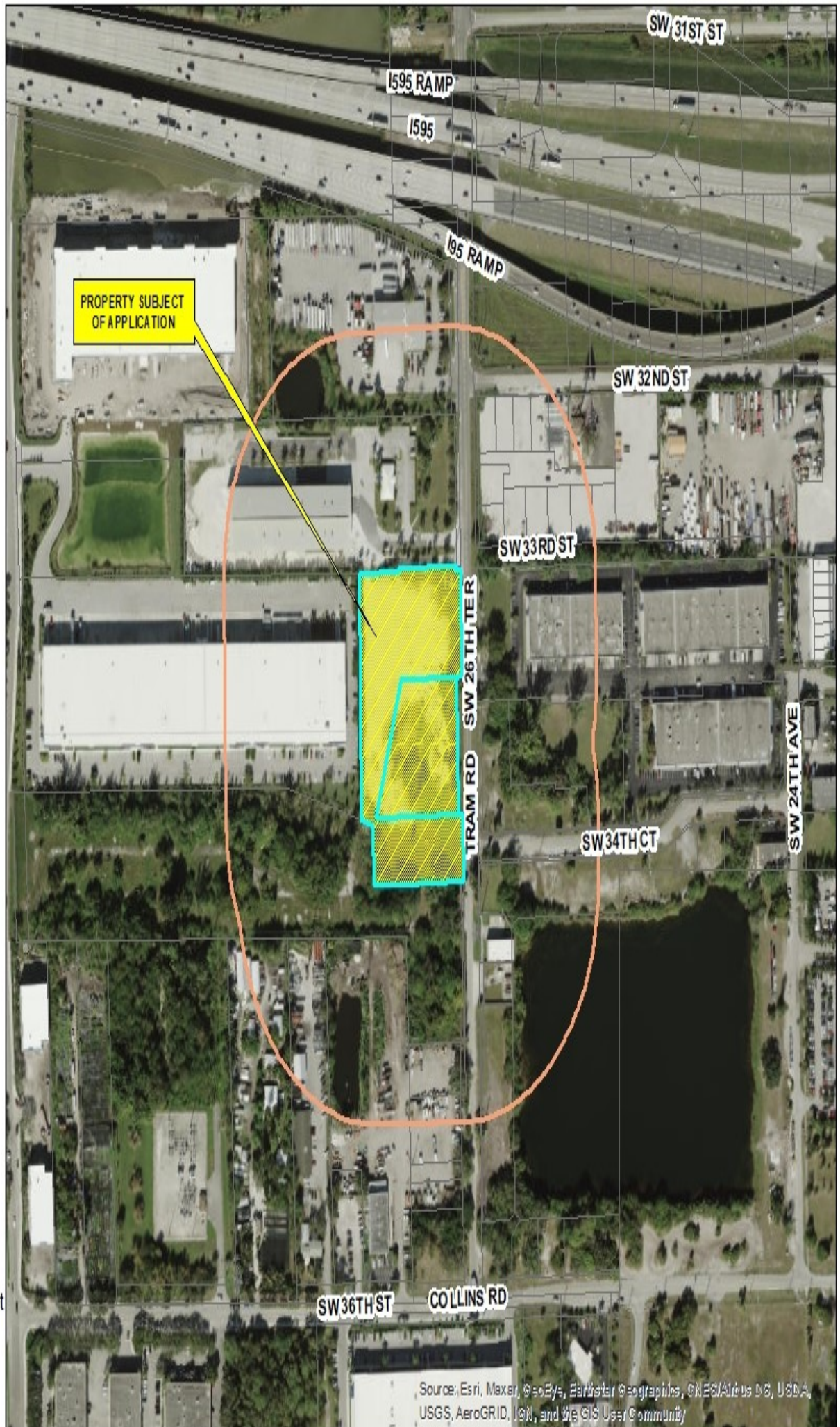
Legend

-  450' BUFFER
-  SUBJECT PROPERTY



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 85 170 340 510 680 Feet



Source: Esri, Maxar, © 2022, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL 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: Vacant lot @ SW 26th Terrace, Dania Beach, FL

Lot(s): _____ Block: _____ Subdivision: Ravenswood 26th Ave. FLL Airport Plat

Recorded Plat Name: Ravenswood 26th Ave. FLL Airport Plat (Plat 7)

Folio Number(s): 504220520090 Legal Description: See attached Survey
504220580010

Applicant/Consultant/Legal Representative (circle one) Ahrens Companies

Address of Applicant: 1461 Kinetic Road, Lake Park, FL 33403

Business Telephone: 561-839-2837 Home: _____ Fax: 561-863-9007

E-mail address: amj@ahrenscompanies.com

Name of Property Owner: Prime Realty Capital, LLC.

Address of Property Owner: 2401 PGA Boulevard, Suite 200, Palm Beach Gardens, FL 33410

Business Telephone: 561-575-9557 Home: _____ Fax: 561-575-5260

Explanation of Request: Variance to allow crushed concrete for outdoor storage area
*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: 2.3266 Prop. Square Footage: _____

Existing Use: Vacant Proposed Use: Outdoor Storage

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 Ahrens Companies (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: Charles Lomangino
(Owner / Agent signature*)

BEFORE ME THIS 2nd DAY OF September, 20 20

By:

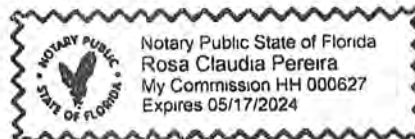
Charles Lomangino

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary R. Pereira

(Signature of Notary Public – State of Florida)



Personally known X 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.***

Prime Realty Capital, LLC
Justification Statement
September 1, 2020

On behalf of the owner Prime Realty Capital, LLC. Ahrens Companies is requesting a Variance to allow outdoor storage on a crushed concrete surface, the Land Development Code (LDC) requires a paved surface, per Section 265-110(K) and a site plan application to allow outdoor storage of construction equipment and towed vehicles on a crushed concrete surface. The subject site is located on the west side of SW 26th Terrace south of Interstate 595, the property is currently vacant.

History:

A portion of this site was part of the Herc Rentals that was approved by the City of Dania Beach to allow an outdoor storage with gravel as the paved surface Resolution 2018-127. The subject site has a land use designation of Industrial, Research, Office, Marine – Airport Approach (IROM-AA) Zoning designation. Resolution 2018-127 expired earlier this year.

Surrounding Land Use and Zoning:

	North	South	East	West
Land Use	Industrial	Industrial	Industrial	Industrial
Zoning	IROM-AA	IROM-AA	IROM-AA	IROM-AA

Request:

The applicant is requesting a variance to allow crushed concrete in the outdoor storage area for towed vehicles and equipment. The new site plan proposed has 5,000 s.f. of minor maintenance for equipment and 1,007 s.f. of admin support (offices), in addition, paved parking lot. Previously, the same variance was approved under Resolution 2018-127, currently expired.

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

- (1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;
Response: The requested variance to allow crushed concrete for outdoor storage maintains the basic intent of the code. It is similar material.

- (2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The requested variance to allow crushed concrete for outdoor storage is compatible with the surrounding property to the north, Herc Rental, which received approval of previous variance to allow gravel.

- (3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The requested variance is consistent with the Comprehensive Plan.

- (4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

Response: The property was previously owned by the City of Dania Beach and was purchased by the property owners and currently has the Industrial, Research, Office, Marine – Airport Approach (IROM-AA) Zoning Designation. With the proposed use, the applicant believes providing pavement will be an unnecessarily burdensome issue. This zoning district allows for this type of use. The applicant is proposing an enclosed office/repair facility with concrete pavement for the required handicap and regular parking spaces.

- (5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Response: Based on the proposed use of outdoor storage, the applicant is requesting a variance to allow for crushed concrete towed vehicle/equipment storage. This particular area of the city is mostly industrial uses and the outdoor storage is consistent with the area. Allowing crushed concrete will facilitate a better use of the ground with the outdoor storage.

On behalf of the applicant, Ahrens Companies respectfully request approval of this application.

Best Regards,

Alejandra Molina-Jackson, AIA
NCARB NCIDQ LEED AP BD+C

Director of Architecture – Interior Design
O: 561-839-2837 M: 305-934-0826
1461 Kinetic Road, Lake Park, FL 33403
Email: amj@ahrenscompanies.com



Prepared by and Return to:

Richard G. Coker, Jr.
COKER & FEINER
1404 S. Andrews Avenue
Fort Lauderdale, FL 33316
(954) 761-3636

**DECLARATION OF COVENANTS FOR THE MAINTAINANCE AND USE OF A MASTER
STORM WATER DRAINAGE AND RETENTION SYSTEM FOR I-595 BUSINESS CENTER**

This Declaration of Covenants for the Maintenance and Use of a Master Storm Water Drainage and Retention System for I-595 Business Center (this "Declaration") is made this 11 day of September, 2019, by and among MSG MARINA MILE LLC, a Florida limited liability company ("Marina Mile"), MSG I-595 LLC, a Florida limited liability company ("MSG I-595") and PRIME REALTY CAPITAL LLC, a Florida limited liability company ("Prime Realty") (each an "Owner" and collectively, the "Owners" and the "Parties").

RECITALS:

WHEREAS, Marina Mile is the fee simple owner of the real property located in Broward County, Florida as legally described in **Exhibit "A"** attached hereto and made a part hereof ("Marina Mile Property"); and,

WHEREAS, MSG I-595 is the fee simple owner of the real property located in Broward County, Florida as legally described in **Exhibit "B"** attached hereto and made a part hereof ("MSG I-595 Property"); and,

WHEREAS, Prime Realty is the fee simple owner of the real property located in Broward County, Florida as legally described in **Exhibit "C"** attached hereto and made a part hereof ("Prime Realty Property"); and,

WHEREAS, the properties described in **Exhibits "A", "B" and "C"** are sometimes referred to collectively as the "Properties" and individually as an Owner's "Property"; and,

WHEREAS, the Owners and their respective properties share a Master Drainage System (as such term is defined herein) which serves the Properties in accordance with the Surface Water Management licenses issued by Broward County and the Environmental Resource Permit issued by the South Florida Water Management District ("District"); and,

WHEREAS, a portion of the Master Drainage System is encumbered by that certain Replacement Easement for the benefit of the Prime Realty Property dated August 11, 2006 and recorded in Official Records Book 42588 at Page 1502 of the Public Records of Broward County, Florida; and,

WHEREAS, the Owners wish to set forth the method by which the Master Drainage System shall (i) be used by the Owners, and (ii) be maintained, implemented, managed, administered and preserved by the Owners, in accordance with all governmental requirements; and mechanism for the continued maintenance of the Master Drainage System to serve the Property.

NOW, THEREFORE, the Owners hereby declare that the Properties shall be held, transferred, sold, conveyed, leased, occupied and used subject to the following easements, restrictions, covenants, charges, liens and conditions that are for the purpose of protecting the value and desirability of and that shall touch and concern and run with the title to each of the Properties and that shall be binding on all parties having any right, title or interest in each of the Properties or any portion thereof, and their respective heirs, successors, successors-in-title and assigns, and shall inure to the benefit of each Owner thereof and where specifically provided herein, shall benefit such other parties or properties as the Owners shall now or hereafter determine.

ARTICLE I

PURPOSE

The limited purpose of this Declaration is to ensure that the Master Drainage System, as hereinafter defined, is maintained in a first-class manner for the benefit of all Owners and future owners of the Properties and in accordance with all applicable Governmental Requirements (as hereinafter defined). These covenants are not intended to create any common plan or scheme of development or create any unified control of the Properties.

ARTICLE II

DEFINITIONS

2.1 Definitions. Unless the context expressly or necessarily requires otherwise, the following terms have the following meanings wherever used in this Declaration:

2.1.1 Affiliate means with respect to an Owner, any individual, corporation, partnership, limited liability entity, joint venture, estate, trust, unincorporated association, or similar entity, that, directly or indirectly, is the beneficial owner of all or any controlling interest in such Owner, in whole or in part, or is beneficially owned by such Owner or any such entity, that controls, is under control of, or is under common control with such Owner.

2.1.2 Declaration shall mean this Declaration of Covenants for the Maintenance and Use of a Master Storm Water Drainage and Retention System for I-595 Business Center, together with the Exhibits annexed hereto, as same may be amended from time to time in accordance herewith.

2.1.3 Article means the section headings as described in this Declaration.

2.1.4 Articles of Incorporation shall mean the Articles of Incorporation of the Association filed in the Department of State of the State of Florida, a true copy of which is attached hereto as **Exhibit E** and incorporated herein by this reference; as such Articles may be amended from time to time.

2.1.5 Assessment shall mean and refer to the charges levied by the Association on the Properties, for the purposes and of the types described in this Declaration herein.

2.1.6 Association shall mean I-595 BUSINESS CENTER ASSOCIATION, INC., a Florida corporation not for profit organized under the laws of the State of Florida on September 24, 2019, being the entity responsible to ensure for the maintenance, preservation, control and operation of the Master Drainage System as provided in this Declaration and of any successor entity, if any, having among its members all owners of fee simple title to each of the Properties.

2.1.7 Association Documents shall mean this Declaration, the Articles of Incorporation and the By-Laws, as all of the same may be amended and supplemented from time to time.

2.1.8 Board of Directors shall mean and refer to the Board of Directors of the Association, which is the governing body of the Association.

2.1.9 By-Laws shall mean the By-Laws of the Association, which have been or will be adopted by the Board of Directors, a copy of which are attached hereto as **Exhibit F** and incorporated herein by this reference, as such By-Laws may be amended from time to time.

2.1.10 Common Expenses shall mean and refer to any and all actual and estimated expenditures made or incurred by or on behalf of the Association relating to or arising from the maintenance, repair and replacement of the Master Drainage System, together with all funds assessed for the creation or maintenance of reserves, if any, pursuant to the provisions of this Declaration.

2.1.11 County shall mean Broward County, Florida.

2.1.12 Default Rate shall mean ten percent (10%) per annum.

2.1.13 Director shall mean a member of the Board of Directors.

2.1.14 Governmental Authorities, shall mean any federal, state, county, city or local governmental or quasi-governmental authority, entity or body (or any departmental agency thereof) exercising jurisdiction over a particular subject matter.

2.1.15 Governmental Requirements shall mean all applicable laws, statutes, ordinances, codes, rules, regulations, orders, and applicable judicial decisions or decrees, as presently existing and hereafter amended, of any Governmental Authorities including but not limited to the Surface Water Management Licenses issued to any of the Properties by Broward County from time to time ("Surface Water Management Licenses") and the Environmental Resource Permits issued by the South Florida Water Management District ("Environmental Resource Permits"). The current Surface Water Management Licenses issued for the Properties relating to the Master Drainage System are Nos. SWM2006-167-3, SWM2006-167-5 and SWM2006-167-6 and the current Environmental Resource Permits issued for the Properties relating to the Master Drainage System are No. 06-01465-S, No. 06-06946-P and No. 06-06946-P.

2.1.16 Hazardous Substances (and as further defined in 15 USCS § 1261 (f), Title 15, Commerce and Trade; Chapter 30, Hazardous Substances) means any substance, material, or matter that may give rise to liability under (i) the Resource Conservation Recovery Act, as amended by the Hazardous and Solid Waste Amendments of 1948, 42 U.S.C. Sections 6902, et seq.; (ii) the Comprehensive Environmental Response, Compensation and Liability Act, as amended by the Superfund Amendments and Reauthorization Act, 42 U.S.C. Sections 9601, et seq.; (iii) the Clean Water Act, 33 U.S.C. Sections 466, et seq.; (iv) the Toxic Substances Control Act, 15 U.S.C. Sections 2601-2629; and any similar local, state, or federal laws, rules, ordinances, or regulations.

2.1.17 Institutional Mortgage Holder shall mean any bona fide third party lending institution holding a mortgage lien on any portion of the Property.

2.1.18 Legal Fees shall mean reasonable fees for attorney and paralegal services incurred in connection with (i) negotiation and preparation for litigation, whether or not an action is actually begun, through and including all pre-trial, alternative dispute resolution, trial, appellate, post-

judgment and collection level; and (ii) collection of past due Assessments including, but not limited to, preparation of notices and liens; and shall also include court costs through and including pre-trial, alternative dispute resolution, trial, appellate, post-judgment and collection level.

2.1.19 Master Drainage System shall mean and refer to all real and personal property for the common use and enjoyment of the Owners (as hereinafter defined) and all others who may have rights under this Declaration, or otherwise determined by the Owners which includes (without limitation) the inlets, culverts, swales, pipes, head walls, lakes, ponds, retention areas, and any other ancillary apparatus or equipment used in connection with the drainage and retention of storm water, runoff and surface water, now or hereafter existing on the Properties in compliance with all Governmental Requirements. The Owners may, but shall not be required to, designate and convey property constituting all or part of the Master Drainage System to the Association. Without such conveyance there is no passing of title from the Owners with respect to any part or all of the Master Drainage System. The Master Drainage System is depicted on Exhibit D attached hereto and made a part hereof. The Master Drainage System does not include the Owner's Drainage System.

2.1.20 Member shall mean and refer to each Owner, which shall be further set forth in **Article IV**.

2.1.21 Mortgage shall mean and refer to a mortgage, installment land sales contract or other similar security instrument granting, creating or conveying a lien upon, or a security interest in, any portion of a Property.

2.1.22 Mortgagee shall mean and refer to the holder of a Mortgage.

2.1.23 Owner, shall mean and refer to the each of the Owners as defined in the Recitals above, and any successor or assign thereof to which it specifically assigns all or part of the rights of such Owner hereunder by an express written assignment, whether recorded in the Public Records of the County or not.

2.1.23 Owner's Drainage System shall mean the inlets, culverts, swales, pipes and other ancillary apparatus or equipment which constitute the surface water management system for each individual Property which either retains stormwater within a Property or collects stormwater from a Property to convey to the common retention areas of the Master Drainage System.

2.1.24 Owner's Percentage Share. The Owner's Percentage Share shall be determined by the following computation:

The total square footage of land area within an Owner's Property LESS that portion of the Owner's Property that is either a wet or dry retention area and part of the Master Drainage System divided by the total square footage of the land area of the Properties LESS the wet or dry retention areas which are part of the Master Drainage System.

Based on this computation, each Owner's Percentage Share is as follows:

Marina Mile	46.4%
MSG I-595	28.0%
Prime Realty	24.7%

2.1.25 Person shall mean any individual, partnership, limited partnership, firm, association, corporation, limited liability company, trust, national association or any other form of business or Governmental Authority.

2.2 Rules of Construction. Unless the context expressly or necessarily requires a contrary interpretation, the following shall apply to interpreting this Declaration:

2.2.1 The use of the singular includes the plural, and vice versa; and the use of any gender includes all genders.

2.2.2 Any action is at the expense of the person (with the exception of the Association) required to take it, whether taken by or for the account of such person.

2.2.3 Headings are for the indexing and organization only and may not be used to interpret any substantive provisions.

2.2.4 This Declaration must be interpreted to avoid inconsistent results and otherwise in a reasonable, practical manner to effect its purpose of protecting and enhancing the Properties with respect to the operation and use of the Master Drainage System.

ARTICLE III **SUBMISSION**

3.1 Submission Statement. The Owners, each for themselves and their successors, grants and assigns, being the fee simple owners of the Properties, hereby submit the Properties to the conditions, restrictions, easements and reserved rights of the Owners contained in this Declaration. It is the intent of each Owner to establish certain rights, duties, obligations and responsibilities of each Owner with respect to the conduct, use, operation, maintenance, repair, and replacement of the Master Drainage System, which shall be binding on each Owner and their respective successors and assigns, and that shall run with title to the Properties.

3.2 Run with the Land. The terms of this Declaration, specifically including all of the covenants, conditions and restrictions hereunder, shall constitute covenants running with the land and shall bind each Property described herein, and inure to the benefit of and be binding upon each Owner, including all of their successors and assigns. Regardless of whether or not they are specifically mentioned in any deeds or conveyances of all or any portion of the Properties, the benefits and burdens of each restriction, covenant, condition, and easement set forth in this Declaration shall run with the title to each Property involved and shall benefit or bind the owners thereof, their respective heirs, successors, successors-in-title, legal representatives and assigns. Each Owner shall be bound by this Declaration only as to the Property(ies), or portion thereof, owned by same. In addition, an Owner shall be bound by this Declaration only during the period it is the fee simple owner of such Property(ies), or portion thereof, except as to obligations, liabilities or responsibilities that arise or accrue during said period.

3.3 Not a Condominium. The Association created pursuant to this Declaration and the Articles of Incorporation of the Association is expressly **not** intended to be a condominium association and is **not** created in accordance with the Condominium Act.

3.4 No Rights in Public Generally. The easements, restrictions, covenants and conditions created, reserved, granted and established in this Declaration do not, are not intended to, and/or shall not be construed to create any easements, rights or privileges in and for the benefit of the general public.

ARTICLE IV **THE ASSOCIATION**

4.1 The Association. The Owners have heretofore created I-595 BUSINESS CENTER ASSOCIATION, INC., a Florida corporation not for profit organized under the laws of the State of Florida for the purpose of providing a forum and structure within which the Owners can make decisions affecting their common interests, and to perform on behalf of Owners such maintenance of the Master Drainage System and other functions as provided herein.

4.2 Powers and Duties. The Association, acting by and through its Board of Directors, shall have the following limited powers and/or duties:

4.2.1 Governmental Approvals. To take any and all action necessary to bring the Master Drainage System into compliance with the all Governmental Requirements from time to time.

4.2.2 Budget. The power and duty to adopt and amend budgets for revenues, expenditures, and reserves, and collect Assessments, but only necessary to fulfill and perform the Association's obligations as set forth in the Association Documents, specifically including the obligations as set forth in this Article.

4.2.3 Assessments. The power and duty to levy Assessments and related charges on the Owners of all of the Properties in accordance with **Article V** of this Declaration and to enforce payment of such Assessments, including establishment and foreclosure of lien therefore, all in accordance with this Declaration and Florida law.

4.2.4 Insurance. The power of the Association to procure insurance as it may determine from time to time, including, but not limited to, liability coverages, property coverages, or any other matter to which insurance products may be available.

4.2.5 Service and Maintenance Obligations. The power to take all actions to maintain permitting in accordance with all Governmental Requirements and inspect, maintain, repair, construct and replace any portion of the Master Drainage System in accordance with the provisions of this Declaration hereof.

4.2.6 Manager, Engineer and Professional Services. The power, but not the duty, to employ or contract with a professional manager or management company, engineer, or any other professional necessary to perform all or any part of the duties and responsibilities of the Association, and the power, but not the duty, to delegate its powers to the professional manager, engineer, other such professional, committees, officers and/or employees.

4.2.7 Legal and Accounting Services. The power, but not the duty, if deemed appropriate by the Board of Directors to retain and pay for legal and/or accounting services as may be necessary or proper in the operation of the Association, or in performing any of the express duties or rights of the Association, including, but not limited to, the right, but not the duty, to initiate any such litigation through judicial proceedings (i) to collect any unpaid assessments levied pursuant to this Declaration; (ii) to enforce the obligations of any Owner pursuant to the provisions and obligations contained in the Association Documents; or (iii) to protect the health, safety and welfare of the Owners.

4.2.8 Necessary and Incidental Power. The power, but not the duty, to perform such other lawful acts as may be necessary for the Association's exercise of its express powers set forth in this Article or in the Association Documents. The Association shall be vested with the powers set forth herein and those prescribed by law and set forth in the Articles, By-Laws, and this Declaration. Neither the Articles nor By-Laws shall, for any reason, be amended or otherwise changed so as to be inconsistent with this Declaration. If there should exist any ambiguity in any provision of the Articles or By-Laws,

then such provision shall be interpreted as to be consistent with the provisions of this Declaration.

4.3 Membership in the Association. Every Owner shall be deemed to have membership in the Association. Membership in the Association shall be appurtenant to and may not be separated from ownership of any Property and ownership of a Property shall be the sole qualification for such membership. In the event that fee title to a Property is transferred or otherwise conveyed, the membership in the Association which is appurtenant thereto shall automatically pass to such transferee. The foregoing is not intended to include Mortgagees or any other persons who hold an interest merely as security for the performance of an obligation, and the giving of a security for the performance of an obligation shall not terminate or otherwise affect an Owner's membership in the Association.

4.4 Membership and Voting. The Association shall have one class of membership. Each Owner shall have the right, individually, to vote on any Association matter. In any situation where an Owner is entitled to exercise its voting rights, the voting weight appurtenant to each Property shall be equal to the Owner's Percentage Share. Votes shall be determined by the vote of the Members holding a majority of the vote in the Association, except as otherwise provided in this Declaration. If a Property or any portion thereof is subsequently subdivided, then the vote appurtenant to such subdivided Property and all other Properties shall be calculated in accordance with the calculation set forth under the definition of Owner's Percentage Share in Section 2.1.24 above.

4.5 Services. The Association may obtain and pay for the services of any Persons to manage its affairs to the extent the Board of Directors deems advisable, as well as such other personnel as the Association determines are necessary or desirable for the proper maintenance, repair, and replacement and restoration of the Master Drainage System whether such personnel are furnished or employed directly by the Association or by any Person with whom it contracts.

4.6 Additional Rights and Powers of the Association. In addition to any other rights set forth herein, the Association shall have and may exercise any right or privilege given to it expressly in this Declaration or except to the extent limited by the terms and provisions of this Declaration, given to it by law and shall have and may exercise every other right or privilege or power and authority necessary or desirable to fulfill its obligations under this Declaration, including the right to engage labor and acquire use of or purchase property, the right to sue and to be sued, the right to contract with any public or private Person as the Board of Directors deems necessary, the power to purchase equipment or facilities, employ personnel, and to perform any function by, through or under contractual arrangements, licenses, or other arrangements with any governmental or private Person as may be necessary or desirable.

ARTICLE V

ASSESSMENTS

5.1 Purpose of Assessments. The Assessments, together with any special and general assessments for Common Expenses provided for herein shall be used for the general operations of the Association and the purposes of operating the Master Drainage System as may be set forth and authorized in this Declaration, the Articles and/or the By-Laws or as may otherwise be determined from time to time by the Board of Directors.

5.2 Creation of Lien and Personal Obligation of Assessments. Each Owner is deemed to covenant and agree to pay to the Association: (a) annual Assessments and operational Assessments, such Assessments to be established and collected as provided in **Paragraph 5.3(a) and 5.3(b)** hereof; (b) special Assessments, such Assessments to be established and collected as provided in **Paragraph 5.4** hereof; (c) individual or specific Assessments against any particular Property, which are established pursuant to the terms of this Declaration, including, but not limited to, (i) expenses incurred to remedy an

Owner's default in a maintenance obligation, or (ii) fines as may be imposed against such Property, in accordance with **Article X** hereof; and (d) any other Assessment. The Assessment and a subsequent claim of lien filed on the basis of such Assessment shall relate back to the date that this Declaration is recorded. Any such Assessment, together with late charges, simple interest at the Default Rate, and court costs and attorneys' fees incurred to enforce or collect such Assessment shall be an equitable charge and a continuing lien upon the Property that the Owner of which is responsible for payment. Each Owner shall be liable for Assessments coming due while the Owner is the owner of such Property, and such Owner's grantee shall take title to such Property, subject to the equitable charge and continuing lien therefore, but without prejudice to the rights of such grantee to recover from his or her grantor any amounts paid by such grantee therefore. In the event of co-ownership of any Property, all of such co-Owners shall be jointly and severally liable for the entire amount of such Assessments. Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors, provided that unless otherwise provided by the Board of Directors, at any time and from time to time, the annual Assessments shall be paid in quarterly installment.

5.3 Computation of Annual Assessments.

(a) Annual Assessments. The Board of Directors shall cause such additional Assessments to be levied against each Property in accordance with its respective Owner's Percentage Share. The assessments are necessary to fund the operating expenses of the Association, including, but not limited to, accounting and annual operating costs such as the annual filing of documents with the Department of State of the State of Florida and recertifying the Master Drainage System with the appropriate Governmental Authorities. The Assessment amount will be paid periodically, as determined by the Board of Directors.

(b) Budgets. It shall be the duty of the Board of Directors, at least thirty (30) days prior to the end of each calendar year, to prepare a budget covering the estimated Common Expenses during the coming year. With respect to the budget, it shall be delivered in accordance with this Declaration to each Owner at least fourteen (14) days prior to such meeting and shall become effective at such meeting. If any budget at any time proves inadequate for any reason, then the Board of Directors may call a meeting with the Association for the approval of a special Assessment as provided in **Paragraph 5.4** hereof. The Association shall have the right but not the obligation to create or maintain any reserves for any reason whatsoever.

5.4 Special Assessments. In addition to the Assessments as provided for in this Declaration, the Association may levy, in any Assessment year, special Assessments for Common Expenses, provided that any such Assessment shall be approved by the Board of Directors. The Board of Directors may make such special Assessments payable in installments over a period that may, in the Board of Directors' discretion, extend in excess of the fiscal year in which adopted.

5.5 Individual Owner Assessments. Any expense of the Association arising out of either or both of the following events shall be specially assessed against the appropriate Property/or Owner(s) and their respective Properties, (i) any expenses occasioned by the conduct of fewer than all of the Owners or by the tenants, lessees, agents, guests or invitees of fewer than all of the Owners; and (ii) any expenses arising out of the provision by the Association of services on behalf of any Owner who has defaulted in their obligations pursuant to this Declaration. The individual Assessments provided for in this **Paragraph 5.5** shall be levied by the Board of Directors and the amount and due date of such Assessments so levied by the Board of Directors shall be as specified by the Board of Directors.

5.6 Discretionary Expenses. Notwithstanding anything to the contrary contained herein, in each year Assessments may be divided by the Board of Directors into categories in the manner and for

such purposes as the Board of Directors may determine in its sole and absolute discretion. Without limitation of the foregoing, as to each expense or item of Assessment that the Board of Directors determines, in its sole and absolute discretion, to have the disproportionate benefit to one or more Owners or group(s) of Owners for the applicable year (a "Discretionary Expense"), the Board of Directors shall allocate such Discretionary Expense among some or all of the Owners in the manner that the Board of Directors determines, in its sole and absolute discretion, to best reflect the benefits of such Discretionary Expense for such year.

5.7 Liens. All sums assessed against any Property, pursuant to this Declaration, together with court costs, reasonable attorneys fees, late charges and interest at the Default Rate, shall be secured by an equitable charge and continuing lien on such Property and any personal property therein in favor of the Association. A claim of lien pertaining to said lien stating the description of the Property, the name of the Owner, the amount due, and the due date may be recorded in the public records by the Association at such time as an Assessment is not paid when due or at any time thereafter. Such claim of lien shall secure all unpaid Assessments, interest at the Default Rate, costs and attorneys' fees, and shall be superior to all other liens and encumbrances on such Property after this Declaration has been recorded and shall be deemed to be inferior to such future liens for Assessments, except only for (i) liens of ad valorem taxes, and (ii) liens for all sums unpaid on a first priority Institutional Mortgage. Notwithstanding the foregoing to the contrary, the subordination of Assessments to the lien of such a Mortgage shall only apply to the Assessments which have become due and payable prior to a foreclosure. The unpaid share of Assessments that is subordinated under this Section shall constitute a part of the Common Expenses collectible from all of the Owners, including an Institutional Mortgage Holder or any Mortgage to Owner or its affiliates.

5.8 Effect of Nonpayment. Remedies of the Association. Any Assessment of an Owner or any portions thereof which are not paid when due shall be delinquent. Any Assessment delinquent for a period of more than ten (10) days after the date when due shall incur a late charge in an amount as may be determined by the Board of Directors from time to time and shall also commence to accrue interest at the Default Rate. The Association shall also have the right to charge a late charge equal to the greater of \$50.00 or five (5%) percent of the delinquent Assessment, as such amounts may be adjusted by the Association from time to time. A lien and equitable charge as herein provided for each Assessment shall attach simultaneously as the same shall become due and payable, and if any installment of the Assessment for such year has not been paid within thirty (30) days, the entire unpaid balance of the Assessment may be accelerated at the option of the Board of Directors and be declared due and payable in full. The continuing lien and equitable charge of such Assessment shall include the late charge established by the Board of Directors, interest on the principal amount due at the Default rate, all costs of collection (including reasonable attorneys' fees and court costs), and any other amounts provided or permitted hereunder or by law. In the event that the Assessment remains unpaid after thirty (30) days from the original due date, the Association, and each Owner, by its acceptance of a deed or other conveyance to a Property, vests in the Association and its agents the right and power to bring all actions against the Owner(s) personally for the collection of such Assessments as a debt and/or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The Association shall have the power to bid on the Property, at any foreclosure sale and to acquire, hold lease, mortgage and convey the same. No Owner may waive or otherwise escape liability for the Assessments provided for herein, including by way of illustration but not limitation, abandonment of such Owner's Property, and an Owner shall remain liable for Assessments, including and late charges which accrue prior to sale, transfer or other conveyance of such Owner's Property.

5.9 Certificate. An officer of the Association or its designee shall, within ten (10) days of a written request and upon payment of such fee as is from time to time reasonably determined by the Board of Directors, furnish to any Owner or such Owner's Mortgagee that requests the same, a certificate in

writing signed by said officer or designee, setting forth whether the Assessments for which such Owner is responsible have been paid, and, if not paid, the outstanding amount due and owing, together with all fines, accrued interest at the Default Rate and other penalty charges. As to parties without knowledge of error who rely thereon, such certificate shall be presumptive evidence against all but such Owner of payment of any Assessments stated therein to have been paid.

5.10 Date of Commencement of Annual Assessments and Operational Assessments. All such Assessments provided for herein shall commence to each Property, on the day on which this Declaration is recorded in the Public Records of the County and shall be due and payable in such manner and on such schedule as the Board of Directors may provide.

ARTICLE VI

MAINTENANCE AND GENERAL OBLIGATIONS

6.1 Operating Standards. Subject to the obligations of each Owner, the Association shall take all such actions as may be necessary, to maintain, repair and replace the Master Drainage System, as determined by the Board of Directors in operating condition and in accordance with all Governmental Requirements including but not limited to the Surface Water Management Licenses. No Owner will permit upon its Property any operation, use or activities that would interfere with the performance or observance of this Declaration or the rights and easements created hereby.

6.2 Maintenance of Owners' Drainage System. Each Owner agrees, that (i) at its sole expense, it shall maintain, or cause to be maintained in good order and in a clean, substantial, sanitary and safe condition for its intended purpose, the Owner's Drainage System so that any discharge from an Owner's Drainage System into the Master Drainage System is in accordance with all Governmental Requirements, (ii) the minimum standard of maintenance for the Owner's Drainage System on each Property shall be those standards meeting compliance with all such applicable Governmental Requirements, (iii) all portions of the Owner's Drainage System shall be repaired or replaced with materials at least equal to the quality of the materials being repaired, replaced or constructed so as to maintain the functionality of the Owner's Drainage System, and (iv) that it will take such measures as are necessary to maintain, repair, construct and replace the Owner's Drainage System so as to keep it in fully functioning and good working condition (each of 6.2.I(i) through (iv) to be collectively referred to herein as the "Owner's Maintenance Obligations").

6.3 Maintenance of Master Drainage System by Association. The Association shall maintain the Master Drainage System in accordance with all Governmental Requirements ("Association Maintenance Obligations").

6.4 General Covenants Regarding the Master Drainage System.

6.4.1. Notwithstanding anything to the contrary contained herein, all Association Maintenance Obligations shall be in accordance with all applicable Governmental Requirements.

6.4.2 Each Owner hereby grants to the Association a perpetual, non-exclusive permanent easement or right of way to enter, into, under, through over and across the common drives and accessways on such Owner's Property, only as is reasonably necessary for the performance of the Association Maintenance Obligations required hereunder by the Association.

6.4.3 No Maintenance Obligations shall be performed which unreasonably interferes with any Owner's quiet enjoyment of its Property and/or blocks or otherwise disturbs such Owner's

access to its Property, or parking facilities, or operations of its business while performing Maintenance Obligations.

6.4.4 In the event the any Association Maintenance Obligations will require the temporary closing of access to any of the Properties, and/or will otherwise prevent full access to, and/or parking on, the Properties by the Owners, their employees, tenants, invitees, customers, or guests, such Owner or the Association performing the work shall provide such Owner with at least seven (7) days written notice, including an alternative access plan, which shall be subject to the approval of the Owner on whose Property the Association Maintenance Obligations are being performed on, not to be unreasonably withheld, conditioned or delayed, and shall be implemented by such party performing the Association Maintenance Obligations, prior to the commencement of any activities. Notwithstanding the foregoing, except in cases of an emergency, in no event shall total access be cut off to any of the Properties due to the performance of the Association Maintenance Obligations.

6.4.5 Each Owner has the right to reconfigure and develop its Property so long as such Owner is in compliance with all Governmental Requirements as it relates to the Master Drainage System; provided, however that no Owner shall alter or permit to be altered the surface elevation or grade of those portions of the Master Drainage System located on such Owner's Property, if such alteration would: (i) increase the flow of surface water onto an adjacent Property, (ii) change the rate or concentration of flow or points of discharge from such Property, or (iii) adversely affect another Owner without such adversely affected Owner's express written consent. Further, any modification or alteration to the Master Drainage System shall require approval of the Association, which shall not be unreasonably withheld, delayed, or conditioned, which consent shall be subject to such review policies as determined by the Board of Directors as it relates to the Master Drainage System.

6.4.6 In order to maintain all permitting and licensing for the Master Drainage System, the Association has the right to (i) inspect all portions of the Master Drainage System with qualified professionals, (ii) provide deficiency reports to Owners with respect to Maintenance Obligations pursuant to Section 6.2, and (iii) take any and all actions necessary to maintain the Master Drainage System in compliance with any permits and renewals thereof.

6.4.7 Except for Hazardous Substances utilized or generated by the operations of the facilities located on a Property, no Owner shall store, install, deposit or deliver to its Property any Hazardous Substances. For all Hazardous Substances utilized or generated by the operations of the facilities located on a Property, the handling, storage, and disposal of the Hazardous Substances shall comply with all applicable laws and regulations, including, but not limited to the Resource Conservation Recovery Act, as amended by the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. Sections 6902, et seq.; the Toxic Substances Control Act, 15 U.S.C. Sections 2601-2629; and Florida Statutes Chapters 403 and 376. Each Owner shall indemnify each other Owner and the Association for all costs including, but not limited to, those resulting from monitoring, cleanup or compliance, incurred with respect to any Hazardous Substances stored, installed, deposited on, delivered to, or discharged from a Property in accordance with **Paragraph 10.13**

6.5. Insurance. The Association shall insure the the Master Drainage for broad form coverage insuring against all perils and casualty, including, but not limited to loss or damage arising from fire or other hazards, including, without limitation, flood, vandalism and malicious mischief, such coverage to be in an amount sufficient to cover the costs of any repair or reconstruction of the Master Drainage System in the event of damage or destruction from any such hazard.

ARTICLE VII **EASEMENTS**

7.1 Drainage Easement. Each Owner agrees to grant to the Association and each other Owner and Occupant, their respective successors or assigns, for the benefit of, and as a burden upon, each Owner's Property, a perpetual, non-exclusive easement in, over, under, and across such Owner's Property only in the locations covered by the Master Drainage System for the purpose of allowing drainage, storm water flow, and surface discharging storm water drainage and/or runoff from such Property in, over, under, and through the Master Drainage System, which portions thereof are located on each Owner's Property. The easements for which provision is made in this **Paragraph 7.1** will be non-exclusive, and the granting Owner may grant other easements or rights in or to an easement granted hereunder or may share in the use of land subject to an easement granted hereunder, to the extent that such other easements or use by the granting Owner does not interfere with the easement rights granted pursuant to this **Paragraph 7.1** to other grantee Owner.

7.2 Additional Covenants.

7.2.1 Each Owner, from time to time, will have the right to change the location of any drainage easement granted pursuant to this **Article VII** or any portion of the Master Drainage System, provided that the easement or any portion of the Master Drainage System is relocated in accordance with all Governmental Requirements and is in conformance with all other requirements of this Declaration, specifically including the requirements set forth in Section 6.4.5; provided further, that such change and relocation will be accomplished in a manner and at times that will not unreasonably interfere with the conduct by any user of the easement of its business on its respective Property, and will be accomplished at the sole cost and expense of the Owner relocating the easement or portion of the Master Drainage System.

7.2.2 Subject to the provisions set forth herein, every Owner, from time to time, reserves, and shall have, the right, from time to time, to make changes, modifications or alterations in its Property, or portion thereof, provided that no such change, modification or alteration will materially adversely impact the Master Drainage System and is in conformance with all other requirements of this Declaration, specifically including the requirements set forth in Section 6.4.5.

7.3 Reciprocal Easements. Each Property is benefitted and burdened with mutual, reciprocal easements for drainage, lateral and subjacent support, and overhanging trees and limbs. No part of any of the Properties may be excavated, filled or otherwise altered if any such activity, modification or alteration will materially adversely impact the Master Drainage System and is in conformance with all other requirements of this Declaration, specifically including the requirements set forth in Section 6.4.5. The easement established by this Paragraph does not authorize the installation, maintenance, or restoration of any drainage structures, facilities, or installations, except as otherwise provided herein.

7.4 Right of Entry. The Association has a reasonable right of entry onto each Property to the extent necessary to discharge any duty imposed, or exercise any right or remedy provided by or available with respect to, this Declaration, the Articles, the By-Laws, or applicable law. Such right of entry must be exercised in a peaceful and reasonable manner at reasonable times and upon reasonable advance notice whenever circumstances permit. The Association's right of entry may be exercised by its officers, agents, employees and contractors. In the event of catastrophic damage, however, the Association has the right to enter any Property on an emergency basis to conduct any and all mitigation and restoration work that the Association deems necessary, and in such event may take any and all actions necessary to conduct such mitigation and restoration work.

ARTICLE VIII
SPECIAL PROVISIONS FOR THE MASTER DRAINAGE SYSTEM

Notwithstanding anything contained in this Declaration to the contrary, the following provisions shall apply to the Master Drainage System:

8.1 The Association hereby accepts responsibility for the operation and maintenance of the Master Drainage System described in the Surface Water Management Licenses.

8.2 The Surface Water Management System is controlled by the Association.

8.3 The Association is responsible for assessing and collecting fees for the operation, maintenance and, if necessary, replacement of the Master Drainage System. All costs associated with such maintenance shall be assessed and collected as provided herein for the Common Expenses.

8.4 Any amendment of this **Article VIII** or to any provision of this Declaration which would affect the Master Drainage System, shall be submitted to the Broward County Environmental Protection and Growth Management Department for review and approval prior to finalization of such amendment.

8.5 There shall be no alteration, addition of fill material or any other modification of the Master Drainage System by an Owner without the written approval of the Association and the County. In the event of any violation of this section by an Owner, the Association may require the Owner to restore the portion of the Master Drainage System to its original condition and, in the event the Owner fails to do so the Association may complete the restoration and charge the Owner the costs of such restoration plus appropriate administrative costs and professional fees.

8.6 The Surface Water Management permits are made a part of this section by reference. Copies of the permit and any future permit actions of the County shall be maintained by the Association for the benefit of the Association and the Owners.

ARTICLE IX

RULE MAKING AND ENFORCEMENT

9.1 Rules and Regulations. Subject specifically to the provisions hereof, the Board of Directors of the Association may establish reasonable rules and regulations relating to the operation and maintenance of the Master Drainage System. Such rules and regulations must be consistent with the rights and duties established by the Association Documents. The validity of the Association's rules and regulations and their enforcement is otherwise determined by a standard of reasonableness to protect the functionality of the Master Drainage System. Copies of such rules and regulations and amendments thereto shall be furnished by the Association to all Owners prior to the effective date of such rules and regulations and amendments thereto. Such rules and regulations shall be binding upon the Owners, their tenants, guests, invitees, servants and agents, until and unless any such rule or regulation is specifically overruled, canceled or modified by the Board of Directors or in a regular or special meeting of the Association by the vote of the Members holding a majority of the vote in the Association.

9.2 Authority and Enforcement.

9.2.1 Duties. Each Owner shall comply strictly with the By-Laws and the published rules and regulations of the Association adopted pursuant to this Article and as elsewhere provided in the Association Documents, as either of the same may be lawfully amended from time to time, and with the

covenants, conditions and restrictions set forth in this Declaration and in the deed or other instrument of conveyance to its Property, if any.

9.2.2 Failure to Comply. Failure to comply with any duties as set forth in the Association Documents shall be grounds for imposing fines, for suspending voting rights, or for instituting an action to recover sums due for damages and/or for injunctive relief and/or any other remedy available at law or in equity, such actions to be maintained by the Board of Directors on behalf of the Association, or, in a proper case, by an aggrieved Owner.

9.2.3 Attorney Fees and Costs. Should the Association or an aggrieved Owner employ legal counsel to enforce any of the foregoing, all costs incurred in such enforcement, including all court costs and reasonable attorneys' fees at all levels, including pre-trial, alternative dispute resolution, trial, appellate, post-trial and collection of judgments, shall be paid by the violating Owner.

9.2.4 Injunctive and Equitable Relief. Inasmuch as the enforcement of the provisions of this Declaration, the By-Laws, and the rules and regulations of the Association are essential for the protection of present and future Owners, it is hereby declared that the Association shall have all rights and remedies available in law or equity, to enforce the covenants herein and that any breach thereof may not adequately be compensated by recovery of damages, and that the Association or any aggrieved Owner, in addition to all other remedies, may require and shall be entitled to the remedy of an injunction or other equitable action to restrain any such violation or breach or any threatened violation or breach.

ARTICLE X **ADDITIONAL PARCELS FOR FUTURE INCLUSION** **INTO THE MASTER DRAINAGE SYSTEM**

10.1 Additional Prime Realty Property. Prime Realty owns an additional 4.36 acre parcel of land to the south and adjacent to the Prime Realty Property which additional property is legally described and depicted in **Exhibit "G"** attached hereto and made a part hereof ("Additional Prime Realty Property"). The Additional Prime Realty Property is currently undeveloped and has not been issued a Surface Water Management License or an Environmental Resource License. It is contemplated that once development plans for the Additional Prime Realty Property have been finalized and approved that Prime Realty or its successor will obtain appropriate approvals for and develop a surface water management system that includes a drainage connection to the Master Drainage System. Any such connection to the Master Drainage System shall made in accordance with the provisions of this Agreement including but not limited to this Article X.

10.2 MB-26 Property. MB-26 Avenue LLC, a Florida limited liability company ("MB-26"), is an affiliate of both Marina Mile and MSG I-595 and is the fee simple owner of an 8.91 acre parcel of land located directly south of and adjacent to the Marina Mile Property and legally described and depicted in **Exhibit "H"** attached hereto and made a part hereof ("MB-26 Property"). A site plan is currently being processed through the City of Dania Beach for an industrial warehouse project to be constructed on the MB-26 Property. It is contemplated that the development plans including the surface water management system for the MB-26 Property will include a drainage connection to the Master Drainage System. Any such connection to the Master Drainage System shall made in accordance with the provisions of this Agreement including but not limited to this Article X.

10.3 Standards for Future Connection to the Master Drainage System. In order to connect into the Master Drainage System, the Additional Prime Realty Property and the MB-26 Property, and their respective owners and developers shall:

10.3.1 Incorporate drainage facilities as part of the surface water management system for the property to be added to the Master Drainage System (including but not limited to dry or wet drainage detention/retention areas or exfiltration trenches) whereby the discharge from the added property into the Master Drainage System will provide pre-treatment of any runoff entering the combined system, and not result in any increased peak flows into the Master Drainage System. Further, the design elevations for the Master Drainage System shall not be raised above the permitted elevations under any circumstances.

10.3.2. The party seeking to add the additional property shall engage (at their full cost and expense) an engineer to design and obtain all permits for an amendments to the surface water management license and environmental resource licenses (an any all other licenses and permits necessary to amend or modify the Master Drainage System). Further, the party seeking to add the additional property shall be solely responsible for any and all costs relating to any modifications to the Master Drainage System. Prior to submission of any plans/calculations relating to the Master Drainage System to any regulatory agency such information shall be first provided to all of the Parties who shall have 14 days to provide any written comments on the proposed modifications or additions to the Master Drainage System relating to the criteria set forth in this Agreement prior to the submittal of the plans to any reviewing agency.

10.4 Incorporation of Additional Properties into this Agreement. Upon the issuance of a surface water management license, environmental resource license and all other licenses or permits necessary for the approval of the surface water management system for the Additional Prime Property or MB-26 Property as applicable, including the connection to the Master Drainage System, the Owners agree to amend this Agreement to incorporate the Additional Prime Realty Property and/or the MB-26 Property as applicable into the Agreement which amendment shall provide for a recalculation of the Owner's Percentage Share to incorporate the additional property in accordance with the computation method set forth in Section 2.1.24.

ARTICLE XI

GENERAL PROVISIONS

11.2 Amendment by Association. Amendments to this Declaration shall be proposed and adopted in the following manner:

11.2.1 Notice of the subject matter of the proposed amendment shall be included in the notice of the meeting of the Association at which such proposed amendment is to be considered and shall be delivered to each Owner and Member of the Association.

11.2.2 At such meeting, a resolution adopting a proposed amendment may be proposed by either the Board of Directors or by Members of the Association. Such amendment must be approved by Members holding at least two-thirds (2/3) of the total votes (based on voting weight determined in accordance with **Article IV** hereof) in the Association..

11.2.3 The agreement of the required percentage of the Owners, the County where required and, where required, any Mortgagee, to any amendment of this Declaration shall be evidenced by their execution of such amendment and the recording of the Amendment in the Public Records of the County.

11.3 Duration. The provisions of this Declaration shall run with and bind title to the Property, shall be binding upon and inure to the benefit of Owner, the Association and all other Owners and

Mortgagees and their respective heirs, executors, legal representatives, successors and assigns, and shall be and remain in effect for a period of fifty (50) years from and after the date of the recording of this Declaration, provided that rights and easements which are stated herein to have a longer duration shall have such longer duration. Upon the expiration of said fifty (50) year period, this Declaration shall be automatically renewed for successive ten (10) year periods. The number of ten (10) year renewal periods shall be unlimited, with this Declaration being automatically renewed and extended upon the expiration of each ten (10) year renewal period for an additional ten (10) year period. Every purchaser or grantee of any interest in a Property, by acceptance of a deed or other conveyance therefor, thereby agrees that the provisions of this Declaration shall run with and bind title to such Property as provided hereby. Reference in the respective deeds of conveyance or in any mortgage or trust deed or other evidence of obligation or transfer, to the covenants, conditions, restrictions, easements, rights, benefits and privileges or every character contained herein, shall be deemed and taken to be appurtenant to and covenants running with such property, and shall be binding upon any such grantee, mortgagee or trustee and their successors and assigns as fully and completely as though the provisions of this Declaration were fully recited and set forth in their entirety in such documents.

11.4 Interpretation. In all cases, the provisions set forth or provided for in this Declaration shall be construed together and given that interpretation or construction which, in the opinion of the Board of Directors, will best effect the intent of the general plan of development. The provisions hereof shall be liberally interpreted and, if necessary, they shall be so extended or enlarged by implication as to make them fully effective. The provisions of this Declaration shall be given full force and effect notwithstanding the existence of any zoning ordinance, building codes or other regulations which are less restrictive. The effective date of this Declaration shall be the date of its filing for record. The captions of each Article and Paragraph hereof as to the contents of each Article and Section are inserted only for convenience and are in no way to be construed as defined, limiting, extending or otherwise modifying or adding to the particular Article or Paragraph to which they refer. This Declaration shall be construed under and in accordance with the laws of the State of Florida.

11.5 Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or to individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

11.6 Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and to this end the provisions of this Declaration are declared to be severable.

11.7 Rights of Third Parties. This Declaration shall be recorded for the benefit of the Association, the Owners and their Mortgagees as herein provided, and by such recording, no adjoining property owner or third party shall have any right, title or interest whatsoever in the Properties, except as provided herein, or in the operation or continuation thereof or in the enforcement of any of the provisions hereof, and, subject to the rights of Mortgagees as herein provided, the Owners shall have the right to extend, modify, amend or otherwise change the provisions of this Declaration without the consent, permission or approval of any adjoining owner or third party.

11.8 Notice of Sale, Lease or Mortgage. In the event an Owner sells, leases, mortgages or otherwise disposes of any Property, the Owner must promptly furnish to the Association in writing the name and address of such purchaser, lessee, mortgagee or transferee.

11.9 No Trespass. Whenever the Association, an Owner, and their respective successors, assigns, agents or employees are permitted by this Declaration to enter upon or correct, repair, clean, maintain, preserve or do any other action within any portion of a Property, the entering thereon and taking of such action shall not be deemed to be a trespass.

11.10 Notices. Notices required hereunder shall be in writing and shall be delivered by hand, by a recognized national overnight courier, or sent by United States mail, postage prepaid. All notices to Owners or the Association shall be delivered or sent to the addresses that each Owner may from time to time designate. All notices are deemed delivered when delivered by hand, one (1) day after delivery to a recognized, national overnight courier, or three (3) days after depositing in the United States mail, properly addressed and postage prepaid. Notice to the Association shall be sent to (or to such other address that the Association may from time to time designate):

I-595 Business Center Association, Inc.
2875NE 191 Street, PH 1B
Aventura, FL 33180

11.11 Enforcement by Owners. This Declaration may be enforced by any Owner by any action available at law or in equity, including, but not limited to injunctive relief and specific performance. In the event the Owner of a Property (the "Defaulting Owner") defaults in the performance of any of its obligations pursuant to this Declaration and such default shall continue for a period of ten (10) days after receipt of written notice of said default from any other Owner (the "Non-defaulting Owner"), the Non-defaulting Owner shall be entitled to cure such default, provided: (i) the Defaulting Owner is not then in the process of diligently attempting to cure the default, and (ii) no notice or opportunity to cure shall be required in the event the default creates an emergency or interferes with the use of the Non-defaulting Owner's Property. Any and all expenses incurred by the Non-defaulting Owner in curing such default, together with interest thereon at the Default Rate, shall be payable by the Defaulting Owner within thirty (30) days of written demand therefore by the Non-defaulting Owner to the Defaulting Owner. In the event of enforcement of this Declaration by any Owner, said Owner shall be entitled to recover, in addition to any other relief available to same hereunder or at law or in equity, attorneys' fees, court costs, and interest at the Default Rate on any amounts advanced by said Owner to cure such violation.

11.12 Estoppel. At any time during the term of this Declaration, an Owner may request that each other Owner, or any of them, provide to such Owner, or mortgagee or trustee under a deed to secure debt, or prospective purchaser, within ten (10) days from such request, an estoppel letter or certificate stating, to the knowledge of the party providing such certificate, that such Owner is in compliance with the terms and conditions of this Declaration, that all assessments have been paid and such other information as the requesting party shall reasonably request, and any exceptions thereto. In the event an Owner fails to respond to such request, the Association may, but shall not be required to, provide such letter or certificate on behalf of such Owner and the information provided therein shall be deemed accurate and binding.

11.13 Exhibits. The following exhibits are attached to and incorporated in this Declaration:

EXHIBIT "A" -Marina Mile Property
EXHIBITS B MSG I-595 Property
EXHIBIT "C" Prime Realty Property
EXHIBIT "D" Master Drainage System
EXHIBIT "E" - ARTICLES OF INCORPORATION

EXHIBIT "F" - BY-LAWS
EXHIBIT "G" -Additional Prime Property
EXHIBIT "H" -MB-26 Property

[Signatures appear on following pages]

IN WITNESS WHEREOF, the Owners have caused this Declaration to be executed this _____ day of _____, 2019.

Signed, sealed and delivered
in the presence of:

Witness: [Signature]
Print Name: MAYDA FERNANDEZ

Witness: [Signature]
Print Name: Jennifer Gonzalez

MSG MARINA MILE LLC, a Florida limited liability company

By: [Signature]
Name: SAUL GITINSKI
Title: OWNER / MANAGER

STATE OF FLORIDA)

) SS:

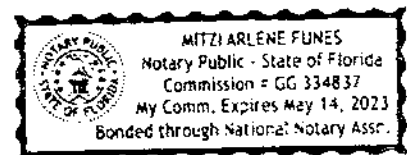
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20th day of September, 2019, by SAUL GITINSKI, OWNER MANAGER of MSG MARINA MILE LLC, on behalf of the company, for the purposes therein expressed. He/she personally appeared before me at the time of notarization, and is personally known to me or produced a Florida Driver's License as identification.

[Signature]
NOTARY PUBLIC, State of
Florida at Large

Print Name: MITZ A. FUNES
(Notary Seal)

[signatures continue on following page]



Signed , sealed and delivered
in the presence of:

Witness: [Signature]
Print Name: MAYRA FERNANDEZ

Witness: [Signature]
Print Name: JENNIFER GONZALEZ

MSG I-595 LLC, a Florida limited liability
company

By: [Signature]
Name: SAUL GITINSKI
Title: OWNER / MANAGER

STATE OF FLORIDA)

) SS:

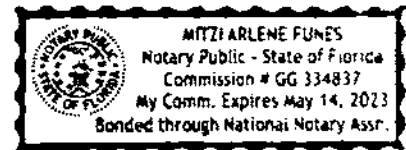
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20th day of September, 2019, by SAUL GITINSKI, OWNER / MANAGER of MSG I-595 LLC, a Florida limited liability company, on behalf of the company, for the purposes therein expressed. He/she personally appeared before me at the time of notarization, and is personally known to me or produced a Florida Drivers License as identification.

[Signature]
NOTARY PUBLIC, State of
Florida at Large

Print Name: MITZI A. FUNES
(Notary Seal)

[signatures continue on following page]



Signed , sealed and delivered
in the presence of:

Witness: *[Signature]*
Print Name: Claudia Pereira

Witness: *[Signature]*
Print Name: NANCY GUERRERO

PRIME REALTY CAPITAL LLC, a Florida
limited liability company

By: *[Signature]*
Name: Charles Lomangino
Title: managing partner

STATE OF FLORIDA)

) SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23rd day of September 2019, by Charles Lomangino, _____ of PRIME REALTY CAPITAL, LLC, a Florida limited liability company, on behalf of the company, for the purposes therein expressed. He/she personally appeared before me at the time of notarization, and is personally known to me or produced a Florida Drivers Licenses as identification.

Ashley Lynette Savey
NOTARY PUBLIC, State of
Florida at Large

Print Name: Ashley Lynette Savey
(Notary Seal)

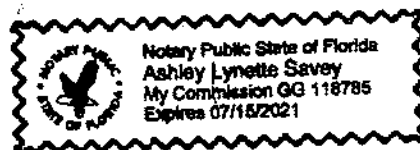


EXHIBIT A

MARINA MILE PROPERTY

Legal Description: Marina Mile Land

Parcel 1:

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 AND A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT, ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 178, Page 69, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY;

THENCE N.89°20'00"E. ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 772.98 FEET, TO THE POINT OF BEGINNING (#1) OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.01°57'05"E., A DISTANCE OF 381.80 FEET, TO A REFERENCE POINT "A", SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL "H", "RUNWAY LAKES III", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, Page 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N.88°49'41"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 78.35 FEET

THENCE N.01°56'24"W., A DISTANCE OF 381.11 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "A"

THENCE S.89°20'00"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 78.44 FEET, TO THE POINT OF BEGINNING (#1).

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE S.88°49'41"W., ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "H", A DISTANCE OF 220.24 FEET;

THENCE S.00°54'58"E., A DISTANCE OF 66.92 FEET TO THE POINT OF BEGINNING (#2) OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.00°54'58"E., A DISTANCE OF 217.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL "A", OF SAID "ISGETTE'S RUNWAY" PLAT;

THENCE S.89°29'20"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 533.90 FEET;

THENCE N.06°46'17"E., A DISTANCE OF 0.13 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°50'32"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°27'45" AND A RADIUS OF 2729.00 FEET FOR AN ARC DISTANCE OF 117.29 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.02°44'03"W., A DISTANCE OF 1.03 FEET;

THENCE N.02°43'30"W., A DISTANCE OF 98.73 FEET;

THENCE N.89°29'20"E., A DISTANCE OF 538.00 FEET, TO THE POINT OF BEGINNING (#2);

Parcel 2:

ALL OF PARCEL E OF RUNWAY LAKES II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, Page 47, LESS AND EXCEPT THOSE LANDS CONVEYED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 16, 2016 AS INSTRUMENT NO. 113935943, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 3:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, Pages 69 and 70 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; OF SAID DJP AIRPORT WEST PLAT

THENCE N.02°43'28"W., ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 301.05 FEET;

THENCE N.06°46'17"E., ALONG SAID WEST LINE, A DISTANCE OF 99.86 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", OF SAID DJP AIRPORT WEST PLAT;

THENCE N.89°29'20"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 1116.11 FEET;

THENCE S.00°53'44"E., A DISTANCE OF 464.54 FEET;

THENCE N.76°15'15"W., A DISTANCE OF 255.03 FEET;

THENCE S.89°36'37"W., A DISTANCE OF 873.09 FEET TO THE POINT OF BEGINNING. LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A".

EXHIBIT "B"

MSG I-595 PROPERTY

Legal Description: I-595 Business Center Land

A portion of Parcel A of "ISGETTE'S RUNWAY", as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

Begin at the Northwest corner of said Parcel "A" ; thence along the North line of said Parcel "A", North 89°20'00" East 772.87 feet; thence South 01°55'03" East 381.80 feet; thence South 88°49'41" West 220.24 feet; thence South 00°54'58" East 67.09 feet; thence South 89°29'20" West 557.01 feet to the West line of said Parcel "A"; thence along said West line North 02°43'28" West 61.15 feet; thence continue along said West line, North 00°58'15" West 388.12 feet to the Point of Beginning.

LESS and except that certain parcel conveyed for right of way to the City of Hollywood by Special Warranty Deed recorded in Official Records Book 45738, Page 975, of the Public Records of Broward County, Florida, described as follows:

A portion of Parcel "A", "ISGETTE'S RUNWAY", according to the Plat thereof as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, described as follows:

Begin at the Northwest corner of said Parcel "A"; thence along the North line of said Parcel "A", North 89°19'57" East 7.00 feet; thence along a line parallel with and 7.00 feet East of the West line of said Parcel "A", South 00°58'17" East 350.00 feet; thence along a line parallel with and 350.00 feet South of said North line of Parcel "A", North 89°19'57" East 3.00 feet; thence along a line parallel with and 10.00 feet West of said West line of Parcel "A", South 00°58'17" East 40.00 feet; thence along a line parallel with and 390.00 feet South of said North line of Parcel "A", South 89°19'57" West 2.96 feet; thence along a line parallel with and 7.00 feet East of said West line of Parcel "A", South 02°43'30" East 9.04 feet; thence North 87°16'30" East 12.00 feet; thence along a line parallel with and 19.00 feet East of said West line of Parcel "A", South 02°43'30" East 50.00 feet; thence South 87°16'30" West 19.00 feet; thence along said West line next 2 (Two) courses: (1) North 02°43'30" West 60.34 feet; (2) North 00°58'17" West 388.97 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

EXHIBIT "C"

PRIME REALTY PROPERTY

FOR: PRIME REALTY CAPITAL, LLC

SKETCH AND DESCRIPTION EXHIBIT "C"

LEGAL DESCRIPTION: PARCEL "2"

ALL OF PARCEL "H", "RUNWAY LAKES III", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL "A" "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18, OF SAID PUBLIC RECORDS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "H"; THENCE SOUTH 00°54'58" EAST, ALONG THE EAST BOUNDARY OF SAID PARCEL "H", A DISTANCE OF 285.00 FEET; THENCE SOUTH 88°49'41" WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL "H", A DISTANCE OF 187.70 FEET; THENCE SOUTH 01°54'16" EAST, A DISTANCE OF 7.44 FEET; THENCE SOUTH 89°29'20" WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 716.4 FEET; THENCE NORTH 00°54'58" WEST, A DISTANCE OF 284.18 FEET; THENCE NORTH 88°49'41" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL "H" AND ITS WESTERLY EXTENSION, A DISTANCE OF 903.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DANIA, BROWARD COUNTY, FLORIDA AND CONTAINING 260,001 SQUARE FEET OR (5.969 ACRES) MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS SOUTH 89°29'20" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

LEGEND

B.C.R. BROWARD COUNTY RECORDS
D.E. DRAINAGE EASEMENT
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT
C CENTERLINE

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2018\18-0003-001-01 HERC RENTALS\DRAWINGS\18-0003_SD_ EXHIBIT C

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

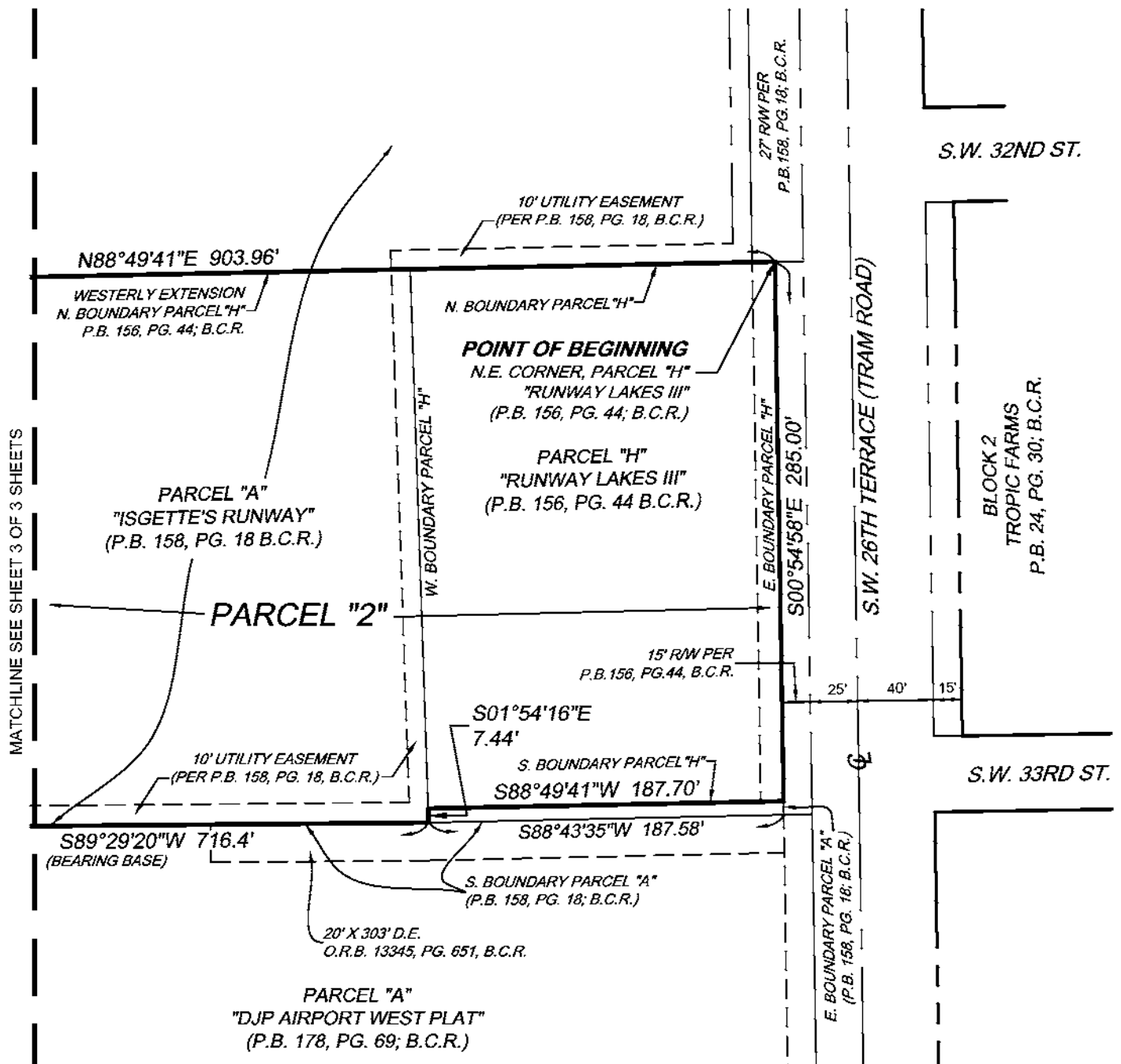
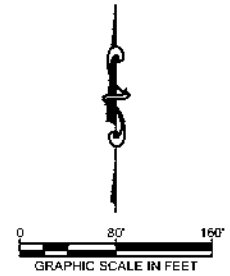
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

JOB NO.: 18-0003	SHEET 1 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 09-06-19

EXHIBIT "C"



R:\SURVEY\2018\18-0003-001-01 HERC RENTALS\DRAWINGS\18-0003_SD_EXHIBIT C



Craven • Thompson & Associates, Inc.
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3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
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JOB NO.: 18-0003

SHEET 2 OF 3 SHEETS

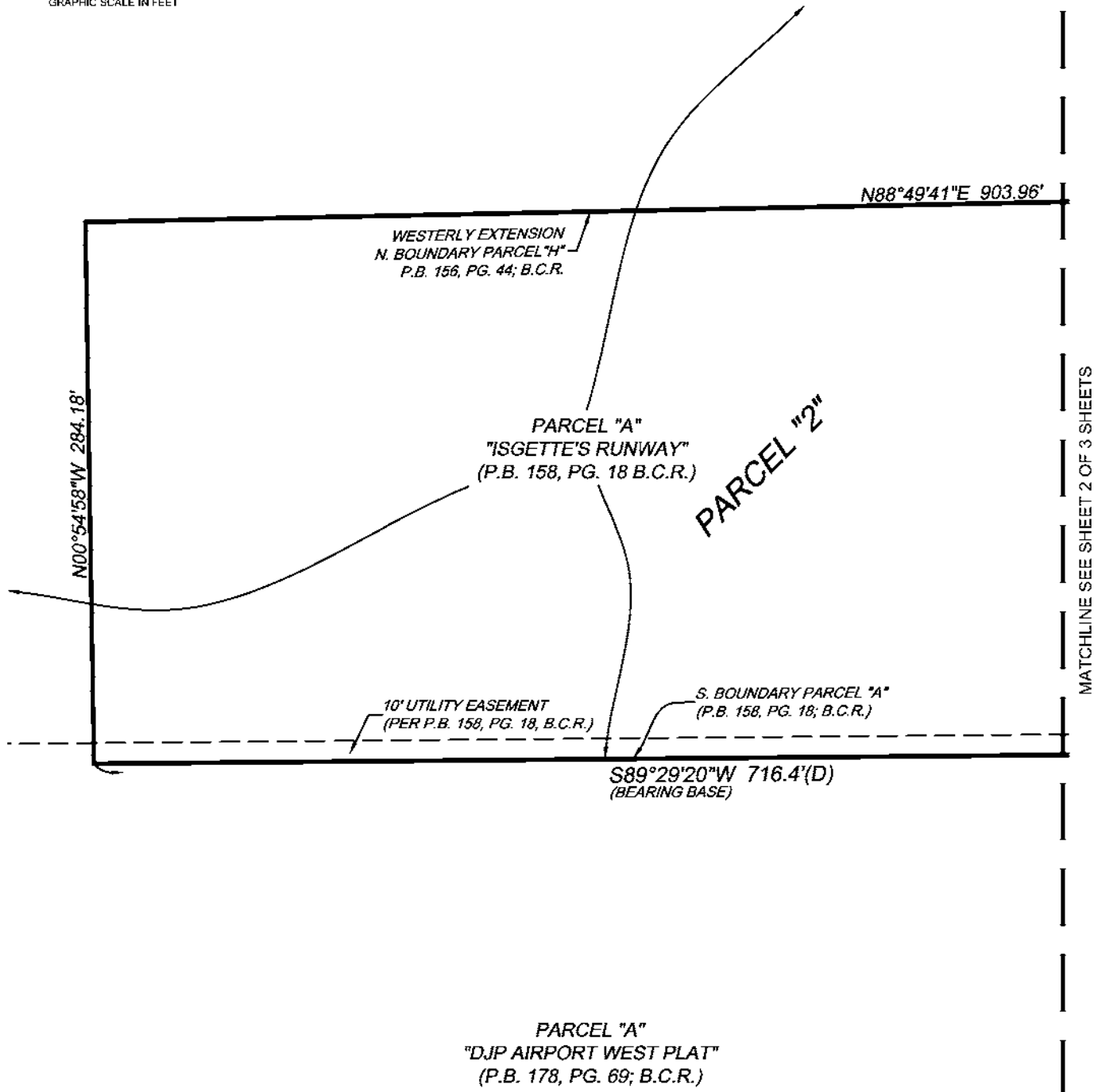
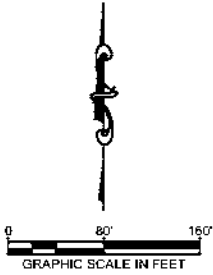
DRAWN BY: RY

F.B. N/A PG. N/A

CHECKED BY: TCS

DATED: 09-06-19

EXHIBIT "C"



R:\SURVEY\2018\18-0003-001-01 HERC RENTALS\DRAWINGS\18-0003_SD_ EXHIBIT C



Craven • Thompson & Associates, Inc.
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 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
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JOB NO.: 18-0003

SHEET 3 OF 3 SHEETS

DRAWN BY: RY

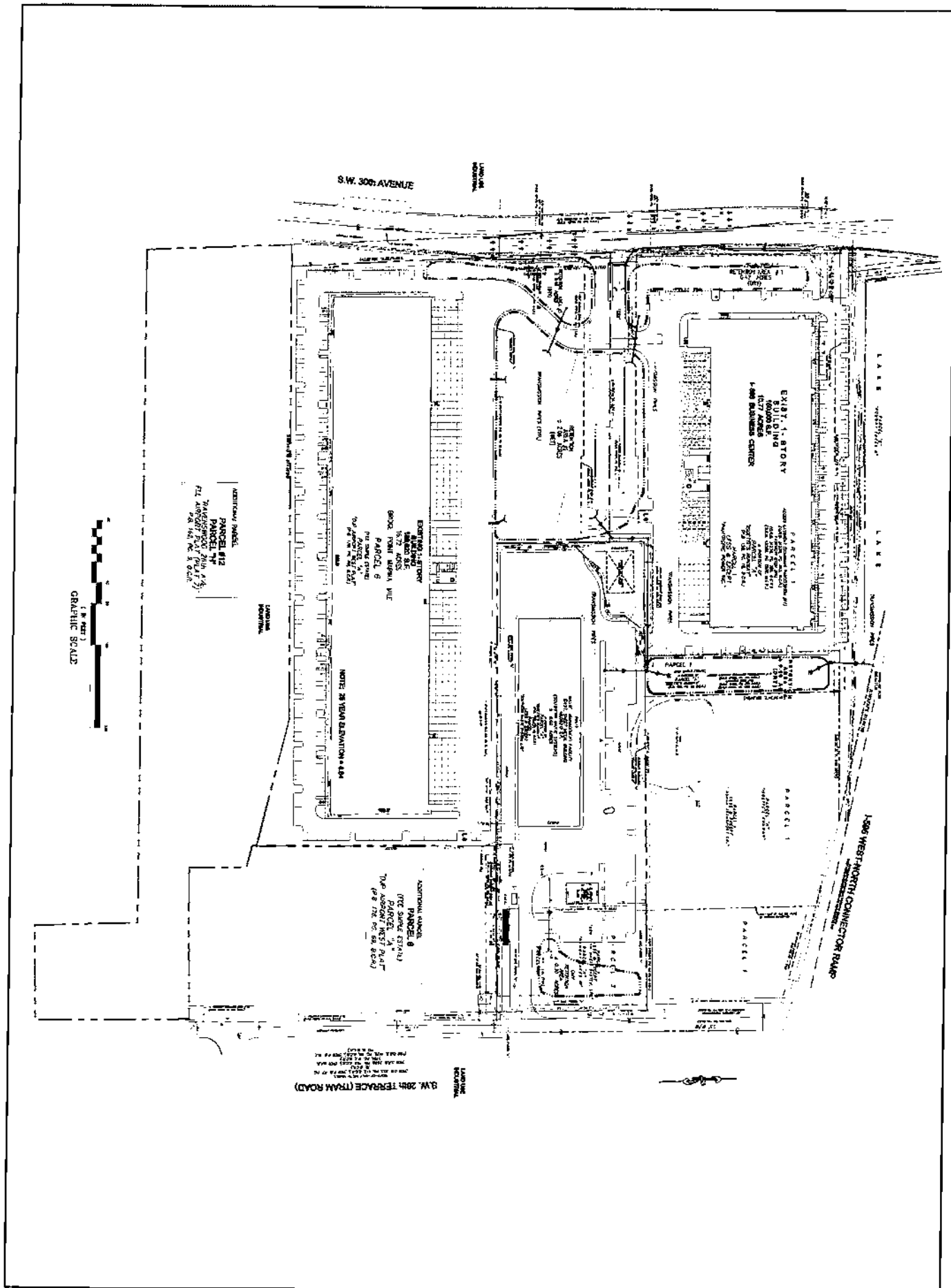
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CHECKED BY: TCS

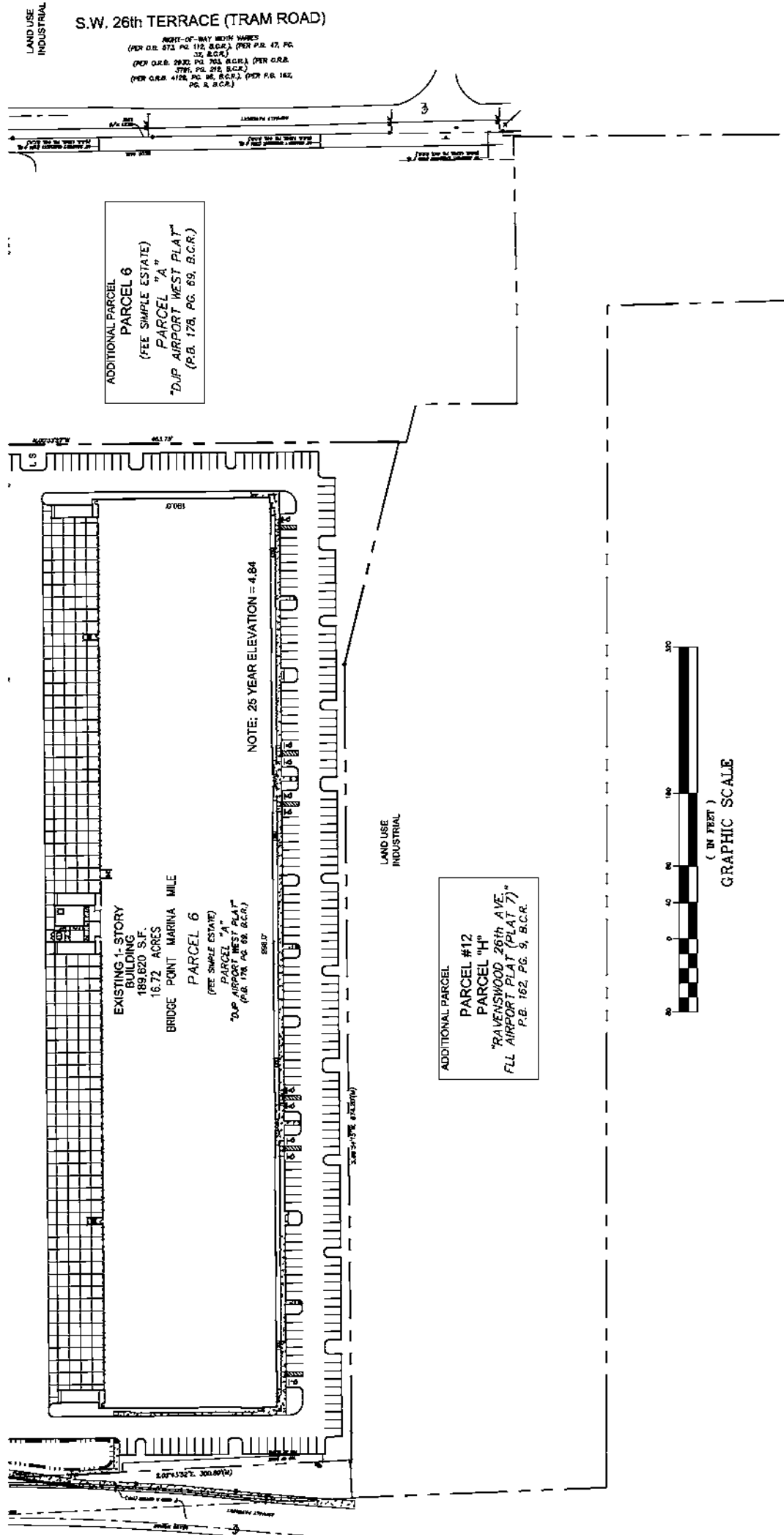
DATED: 09-06-19

EXHIBIT "D"

MASTER DRAINAGE PLAN



MARINA MILE / I-595 / WWS CITY OF DANIA BEACH BROWARD COUNTY, FLORIDA		COMMON DRAINAGE SYSTEMS	
DATE REVISIONS 09-10-18 001 1 1 09-10-18 002 1 1		DATE REVISIONS 09-10-18 001 1 1 09-10-18 002 1 1	
SCALE AS NOTED DRAWN BY J.S.G. CHECKED BY P.A.C. DESIGN BY P.A.C.		DATE REVISIONS 09-10-18 001 1 1 09-10-18 002 1 1	
PROJECT No. 10122 SHEET EXHIBIT-D		DATE REVISIONS 09-10-18 001 1 1 09-10-18 002 1 1	
PREPARED BY LANDPLAN ENGINEERING GROUP, INC. DATE 09-10-18 PROJECT No. 10122		DATE REVISIONS 09-10-18 001 1 1 09-10-18 002 1 1	



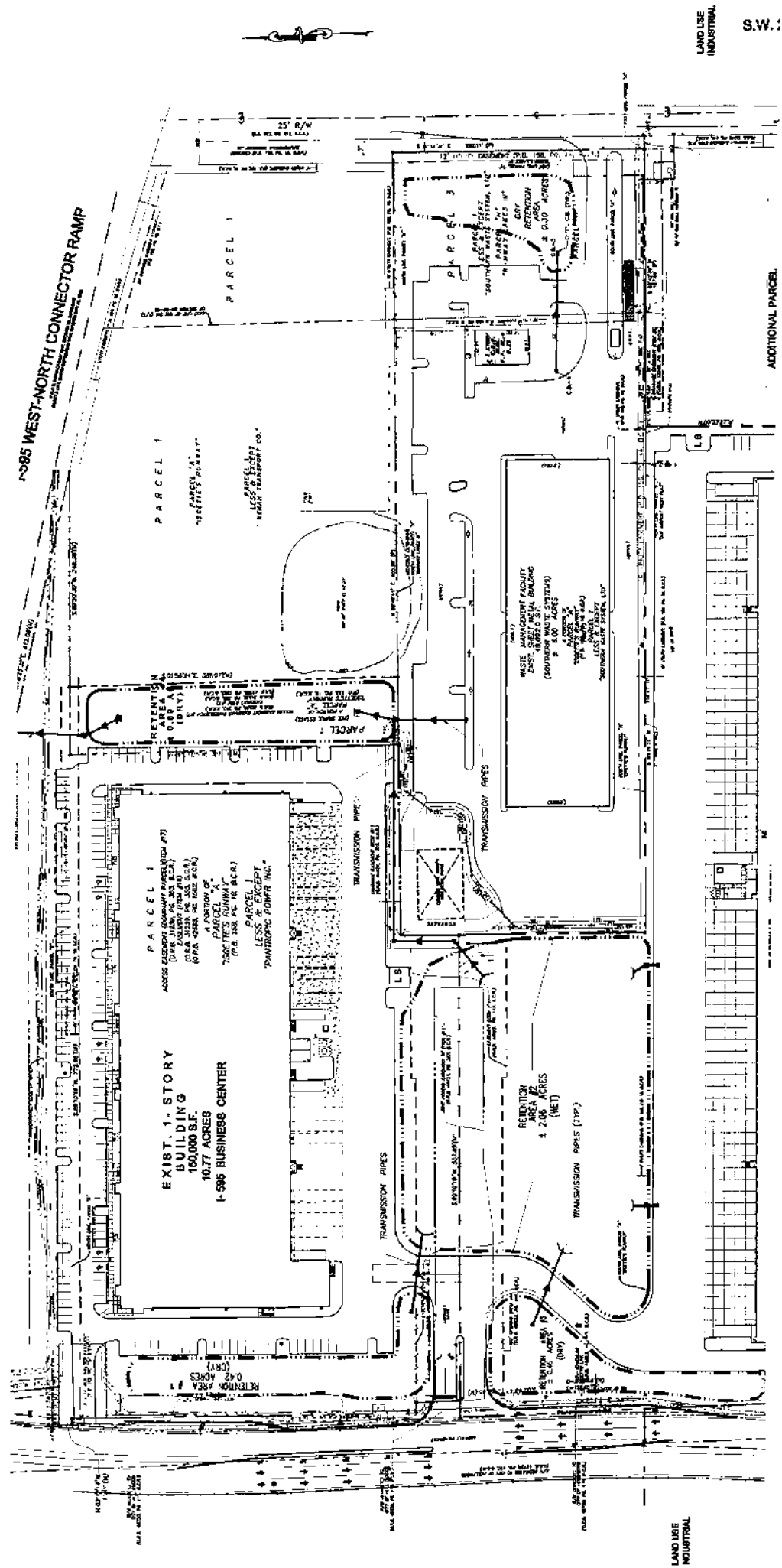


EXHIBIT "E"

ARTICLES OF INCORPORATION

N19000010601

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

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OCT 8 2018

Law Offices

COKER & FEINER

1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rfeiner@coker-feiner.com
krcoker@coker-feiner.com

VIA FEDERAL EXPRESS

September 23, 2019

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Articles of Incorporation of I-595 Business Center Association, Inc.
A Florida Not For Profit Corporation

Gentleperson:

Please find enclosed for filing Articles of Incorporation of I-595 Business Center Association, Inc., a Florida not for profit corporation. Also enclosed is this firm's check in the amount of \$70.00 to cover the cost of this filing.

Should you require anything further, please contact our office.

Very truly yours,



CAROLYN S. GILL
Legal Assistant

\csg
Enclosures

**I-595 BUSINESS CENTER ASSOCIATION, INC.
ARTICLES OF INCORPORATION
In Compliance with Chapter 617, F.S. (Not for Profit)**

2018 SEP 24 AM 10:40
SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLE I – NAME

The name of the Corporation shall be: I-595 BUSINESS CENTER ASSOCIATION, INC.

ARTICLE II– PRINCIPAL OFFICE

The initial principal place of business and mailing address of this Corporation shall be:

2875 NE 191 Street, Suite PH1B
Aventura, FL 33180

ARTICLE III – PURPOSE

The purpose of the Corporation shall be to provide for the operation, use, maintenance, repair, and replacement of the Master Drainage System and to perform all acts provided as defined in the Declaration of Covenants for the Maintenance and Use of a Master Storm Water Drainage and Retention System for I-595 Business Center (the "Declaration"). All capitalized terms used in these Articles shall have the same definition as in the Declaration.

The Corporation shall operate, maintain and manage the Master Drainage System in a manner consistent with the Surface Water Management License requirements and applicable Governmental Requirements, and shall assist in the enforcement of the provisions of the Declaration which relate to the Master Drainage System.

The Corporation shall levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the Master Drainage System.

ARTICLE IV – MANNER OF ELECTION

Directors shall be elected or appointed in the manner as provided in the By-Laws.

ARTICLE V – CORPORATE POWERS

This Corporation shall have all of the common law and statutory powers of a corporation not for profit under Florida law that are not in conflict with the provisions of these Articles, the Declaration or the By-Laws, as may be amended from time to time.

The Corporation shall have all of the powers and duties set forth in law and equity, except as limited by these Articles, the By-Laws and the Declaration, and all of the powers and duties reasonably necessary to operate the Property pursuant to the Declaration and as more particularly

described in the By-Laws and these Articles, as they may be amended from time to time, including, but not limited to, the following:

- (a) To make and collect assessments and other charges against members, and to use the proceeds thereof in the exercise of its powers and duties.
- (b) To buy, own, operate, lease, sell, trade and mortgage both real and personal property.
- (c) To maintain, repair, replace, reconstruct, add to and operate the Master Drainage System and other property acquired or leased by the Corporation.
- (d) To purchase insurance for the protection of the Corporation, its officers, directors and Owners.
- (e) To make and amend reasonable rules and regulations in accordance with the provisions set forth in the Declaration.
- (f) To enforce by legal means the provisions of the Declaration, these Articles, the By-Laws, and the rules and regulations for the use of the Master Drainage System.
- (g) The right to sue and to be sued.
- (h) To contract for the management and maintenance of the Master Drainage System and to authorize a management agent to assist the Corporation in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair, and replacement of the Master Drainage System with funds as shall be made available by the Corporation for such purposes. The Corporation and its officers shall, however, retain at all times the powers and duties granted by law, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Corporation.
- (i) To borrow funds as may be determined by the Board of Directors for the obligation of the Association as set forth in the Declaration.
- (j) To employ personnel to perform the services required for the proper operation of the Master Drainage System.
- (k) To exercise all other powers and duties as may be set forth in the By-Laws and the Declaration.

ARTICLE VI – INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the registered agent is:

Richard G. Coker, Jr., Esquire
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316

ARTICLE VII – INCORPORATOR

The name and address of the incorporator is:

Richard G. Coker, Jr., Esquire
1404 South Andrews Avenue
Fort Lauderdale, FL 33316

ARTICLE VIII – BOARD OF DIRECTORS & OFFICERS

The Board of Directors and Officers of the Corporation shall be as provided in the By-Laws and shall be elected or appointed as provided in the By-Laws. The first Board of Directors shall be:

Saul Gilinski
2875 NE 191 Street, Suite PH1B
Aventura, FL 33180

Robert Mozkowitz
2875 NE 191 Street, Suite PH1B
Aventura, FL 33180

Charles Lomangino
2401 PGA Blvd., Suite 200
Palm Beach Gardens, FL 33410

The first officers shall be:

Saul Gilinski, President
Robert Mozkowitz, Secretary
Charles Lomangino, Vice President

ARTICLE IX – BY-LAWS

The By-Laws of the Corporation shall be adopted by the Board of Directors at their first meeting and may be altered, amended or rescinded in the manner provided in the By-Laws.

ARTICLE X – EXISTENCE

Existence of the Corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Corporation shall exist in perpetuity.

ARTICLE XI – MEMBERSHIP

All persons who are Owners of Properties shall automatically be Members of this Corporation. Such membership shall automatically terminate when such person is no longer the Owner of a Property. Membership in this Corporation shall be limited to such Property Owners. The voting of the Members of the Association shall be done in accordance with the percentage interests of the voting Members as set forth in Article IV of the Declaration.

ARTICLE XII – ASSESSMENTS OF OWNERS

The Corporation shall have the power and authority to assess the Owners of each Property in accordance with the terms set forth in the Declaration and any amendments thereto.

ARTICLE XIII – DISSOLUTION

In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the Master Drainage System must be transferred to and accepted by an entity which would comply with the applicable law and be approved in writing by the County prior to such termination, dissolution or liquidation.

ARTICLE XIV – AMENDMENT

These Articles of Incorporation may be modified or amended at any duly convened meeting of the Members by the affirmative vote of a majority of the total votes of the Owner's Percentage Share present at a duly called meeting of the Members of the Corporation. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the corporate seal, signed by the Secretary, or an Assistant Secretary, and executed and acknowledged by the President, has been filed with the Secretary of State, and all filing fees paid.

A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Broward County, Florida.

Notwithstanding the foregoing, any amendment to the Declaration or these Articles which alter any provision relating to the Master Drainage System, must have the prior written approval of the County. The officers of the Corporation may, by a majority vote, make any amendment to the Declaration or these Articles to come into compliance with County rules relating to the Surface Water Management Licenses.

ARTICLE XIV – ENFORCEMENT

The Broward County Environmental Engineering and Permitting Division, or any successor agency, shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration or these Articles which relate to the maintenance, operation and repair of the Master Drainage System.

ARTICLE XV – DISTRIBUTION

There shall be no dividends paid to any of the Members nor shall any part of the income of the Corporation be distributed to its Board of Directors or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be either refunded to the Members or kept by the Corporation and applied against the Corporation's expenses for the following year as shall be determined by a vote of the Members, subject to approval by the Board of Directors of the Association. The Corporation may pay compensation in a reasonable amount to its Members, directors, officers and employees for services rendered, and may confer benefits upon its Members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its Members as is permitted by the court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Association and the transfer thereof, as well as the number and voting of Members, shall be upon such terms and conditions as provided for in the Declaration and By-Laws.

ARTICLE XVI – PRINCIPAL OFFICE

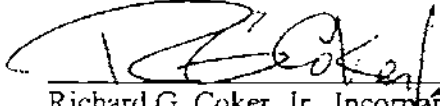
The initial offices of the Corporation shall be located at 2875 NE 191 Street, PH1B, Aventura, FL 33180, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time-to-time be designated by the Board of Directors.

ARTICLE XVII – INDEMNIFICATION

The Corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Corporation, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement as long as actually and reasonably incurred by him in connection with such action, suit or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Corporation, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit

or proceeding by judgment, order, settlement, conviction or upon a plea of non contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Corporation, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

IN WITNESS WHEREOF the undersigned subscribing incorporator to these Articles of Incorporation has hereunto set his hand and this 23 day of September, 2019


Richard G. Coker, Jr., Incorporator

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida.

The name of the corporation is:

I-595 BUSINESS CENTER ASSOCIATION, INC.

The name and address of the registered agent and office is:

Richard G. Coker, Jr., Esquire
1404 South Andrews Avenue
Fort Lauderdale, FL 33316

Having been named as registered agent to accept service of process for the above-stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



Signature/Registered Agent

Date: 9/23, 2019

2019 SEP 24 AM 10:40
SECRETARY OF STATE
TALLAHASSEE, FL

EXHIBIT "G"

ADDITIONAL PRIME PROPERTY

FOR: PRIME REALTY CAPITAL, LLC

SKETCH AND DESCRIPTION EXHIBIT "G"

LEGAL DESCRIPTION: PARCEL "1" (AS DESCRIBED IN INSTRUMENT #112452630; B.C.R.) AND PARCEL "3" (AS DESCRIBED IN INSTRUMENT #114476304; B.C.R.)

PARCEL "1":

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 69 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 00°53'44" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL "A" AND THE WEST RIGHT OF WAY LINE FOR SW 26TH TERRACE AS DESCRIBED IN DEED BOOK 573, PAGE 112 OF SAID PUBLIC RECORDS, A DISTANCE OF 199.57 FEET; THENCE SOUTH 88°30'15" WEST ALONG THE NORTH BOUNDARY OF PARCEL "1", RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGE 9 OF SAID PUBLIC RECORDS, A DISTANCE OF 199.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "1"; THENCE SOUTH 17°37'07" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL "1", A DISTANCE OF 274.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "1"; THENCE NORTH 88°30'15" EAST ALONG THE SOUTH BOUNDARY OF SAID PARCEL "1", A DISTANCE OF 286.35 FEET; THENCE SOUTH 00°53'44" EAST ALONG SAID EAST BOUNDARY AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 125.00 FEET TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°31'40" WEST, A DISTANCE OF 192.35 FEET; THENCE SOUTH 89°41'10" WEST, A DISTANCE OF 105.92 FEET; THENCE NORTH 00°48'11" WEST, A DISTANCE OF 110.23 FEET; THENCE NORTH 76°15'15" WEST, A DISTANCE OF 39.75 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG THE SOUTH BOUNDARY OF SAID PARCEL "A" AND ALONG THE NORTH BOUNDARY OF PARCEL "H" OF SAID RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7); THENCE NORTH 00°53'44" WEST, ALONG A LINE 336.54 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 464.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°29'20" EAST ALONG SAID NORTH LINE A DISTANCE OF 133.90 FEET; THENCE NORTH 01°54'16" WEST, A DISTANCE OF 7.44 FEET TO A POINT ON THE SOUTH LINE OF PARCEL "H", AS SHOWN ON THE PLAT OF "RUNWAY LAKES III", RECORDED IN PLAT BOOK 156, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°49'41" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 187.77 FEET; THENCE SOUTH 00°53'44" EAST, A DISTANCE OF 7.11 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE THENCE NORTH 88°43'35" EAST, ALONG SAID NORTH LINE OF PARCEL "A", A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL "3":

PARCEL "1" OF THE RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DANIA, BROWARD COUNTY, FLORIDA AND CONTAINING 189,831 SQUARE FEET OR (4.358 ACRES) MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF PARCEL "A", "ISGETTIE'S RUNWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°29'20" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
D.B. DEED BOOK
D.E. DRAINAGE EASEMENT
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT
CL CENTERLINE

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2018\18-0003-001-01 HERC RENTALS\DRAWINGS\18-0003_SD_EXHIBIT G

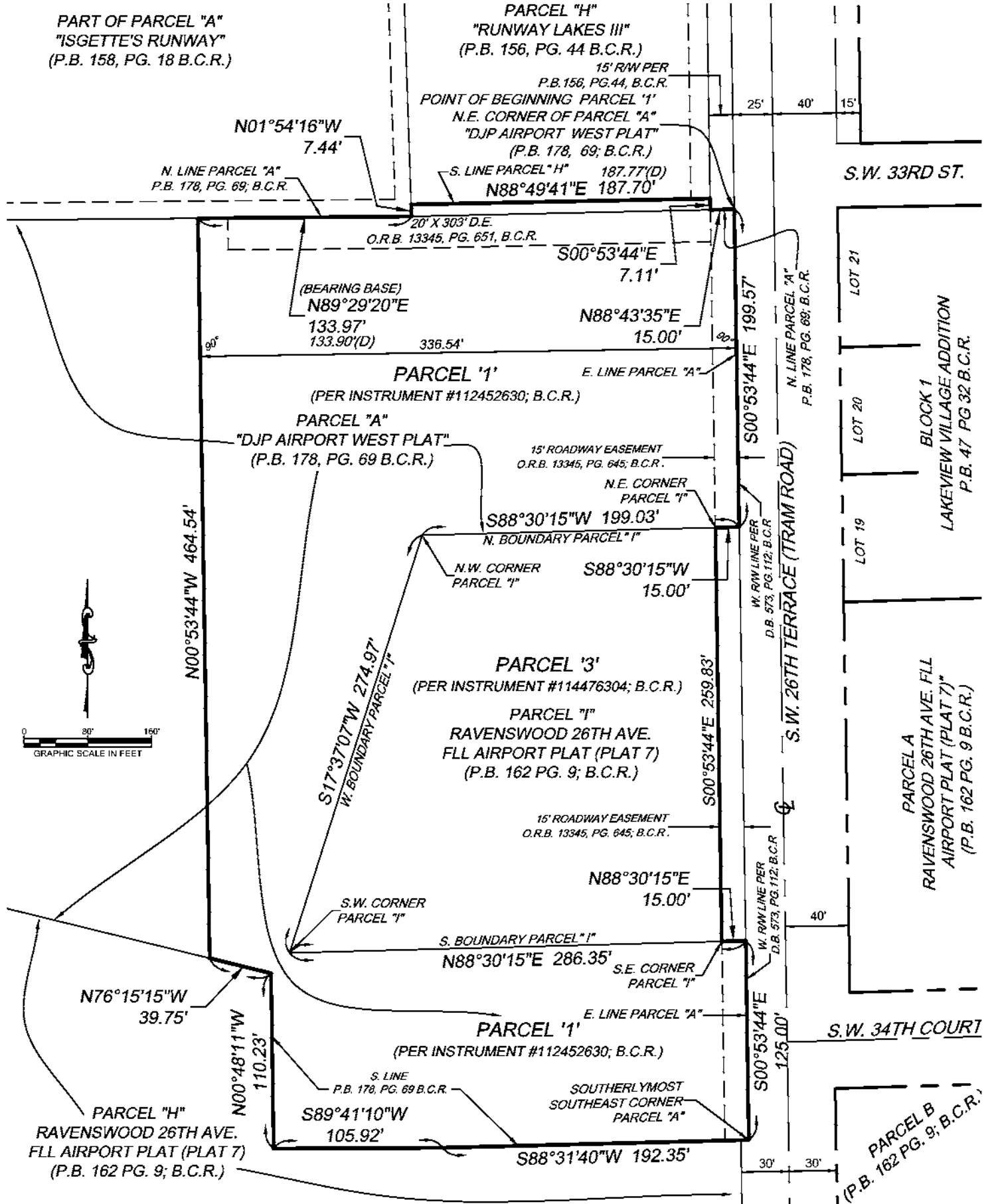
THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 18-0003		SHEET 1 OF 2 SHEETS		
DRAWN BY: RY		F.B. N/A PG. N/A		
CHECKED BY: TCS		DATED: 09-06-19		

EXHIBIT "G"



R:\SURVEY\2018\18-0003-001-01 HERC RENTALS\DRAWINGS\18-0003_SD_EXHIBIT G



Craven • Thompson & Associates, Inc.
ENGINEERS PLANNERS SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
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NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

JOB NO.: 18-0003

SHEET 2 OF 2 SHEETS

DRAWN BY: RY

F.B. N/A PG. N/A

CHECKED BY: TCS

DATED: 09-06-19

EXHIBIT "H"

MB-26 PROPERTY

Legal Description: MB-26 Avenue Land:

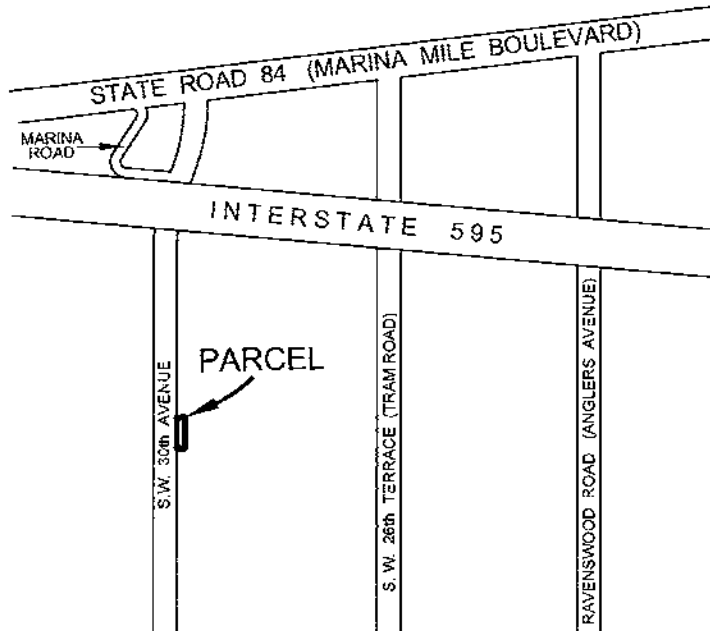
Parcel "H" of RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), according to the Plat thereof, as recorded in Plat Book 162, Page 9, of the Public Records of Broward County, Florida.

TOGETHER WITH the 40 foot wide strip of land described in the sketch and description attached hereto.

EXHIBIT "A"

SHEET 1 OF 3

SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST



LOCATION SKETCH
BROWARD COUNTY, FLORIDA
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 09-18-18 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

[Signature]
FRANK J. GUILIANO

PROFESSIONAL SURVEYOR & MAPPER NO. 5768
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF PARCEL H, "RAVENSWOOD 26th AVE, FLL AIRPORT PLAT (PLAT 7)" AS RECORDED IN PLAT BOOK 162, PAGE 9, BROWARD COUNTY RECORDS, LYING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST; HAVING A BEARING OF S 02°43'31" E.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

THIS IS NOT A SURVEY,

but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

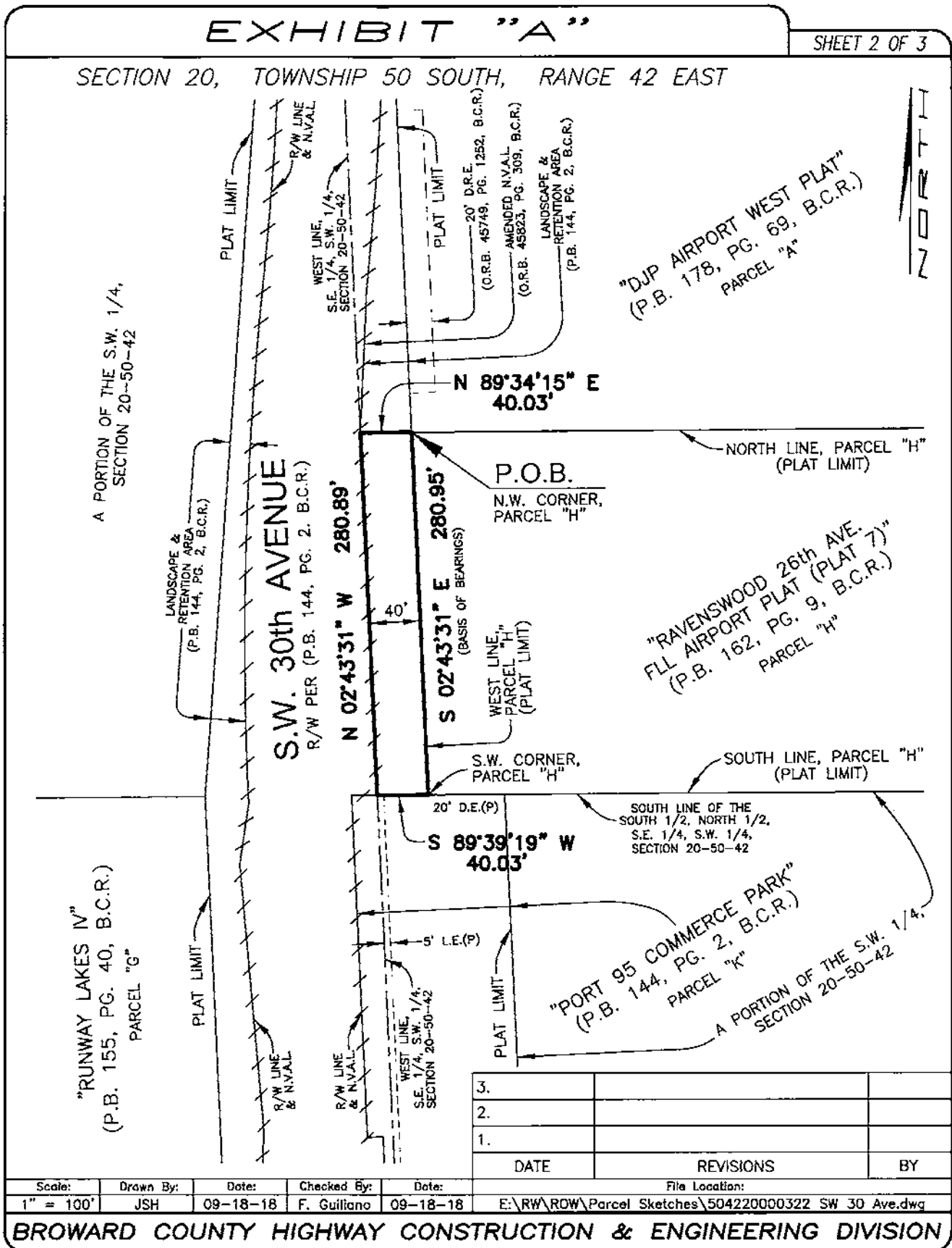
LEGEND:

B.C.R. = BROWARD COUNTY RECORDS (P) = PLAT
D.E. = DRAINAGE EASEMENT P.B. = PLAT BOOK
D.R.E. = DRAINAGE RETENTION EASEMENT PG. = PAGE
L.E. = LANDSCAPE EASEMENT R/W = RIGHT-OF-WAY
N.V.A.L. = NON-VEHICULAR ACCESS LINE
O.R.B. = OFFICIAL RECORDS BOOK

2.		
1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	09-18-18	F. Guiliano	09-18-18	E:\RW\ROW\Parcel Sketches\504220000322 SW 30 Ave.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION



SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST

SHEET 3 OF 3

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER (S.E. $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (S.W. $\frac{1}{4}$) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "H" OF THE PLAT "RAVENSWOOD 26th AVE. FLL AIRPORT PLAT (PLAT 7)", AS RECORDED IN PLAT BOOK 162, PAGE 9, BROWARD COUNTY RECORDS; THENCE S 02°43'31" E ALONG THE WEST LINE OF SAID PARCEL "H", 280.95 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID PARCEL "H"; THENCE S 89°39'19" W ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL "H", 40.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. $\frac{1}{4}$) OF THE SOUTHWEST ONE-QUARTER (S.W. $\frac{1}{4}$) OF SECTION 20; THENCE N 02°43'31" W ALONG SAID WEST LINE, 280.89 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "H"; THENCE N 89°34'15" E ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "H", 40.03 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINS 11,237 SQUARE FEET, MORE OR LESS.

3.		
2.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	09-18-18	F. Guiliano	09-18-18	E:\RW\ROW\Parcel Sketches\50422000322 SW 30 Ave.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION



INSTR # 101649474

OR BK 32697 PG 0850

RECORDED 01/29/2002 12:31 PM

COMMISSION

BROWARD COUNTY

DEPUTY CLERK 1008

This instrument prepared by:
John C. Rayson, Esq.
Law Offices of John C. Rayson
Second Floor
2400 E. Oakland Park Blvd.
Fort Lauderdale, FL 33306

Return to:
John C. Rayson, Esq.
Law Offices of John C. Rayson
Second Floor
2400 E. Oakland Park Blvd.
Fort Lauderdale, FL 33306

RESTRICTIVE COVENANT

This Restrictive covenant ("Covenant") is made and entered into this 28 day of January, 2002, by Southern Waste Systems LTD ("Southern Waste Systems"), a Florida Limited Partnership.

WITNESSETH:

WHEREAS, Southern Waste Systems is the owner ("Owner") of property located at the 3200 block of Southwest 26th Terrace, Dania Beach, Florida (hereinafter "Site") as described in Exhibit "A"; and

WHEREAS, the Site is located within the municipal boundaries of the City of Dania Beach (hereinafter "City"). The City has zoning regulatory review for development of the Site according to the City Code of Ordinances; and

WHEREAS, on or about January 26, 2001, Southern Waste Systems acquired all rights, title and interest in the Site described in Exhibit "A"; and

491076

14

WHEREAS, on or about January 5, 1998, Waste Corporation's predecessor in interest submitted to the City a completed application for site plan approval which was processed by City staff and forwarded to the City Planning and Zoning Board for review and recommendation; and

WHEREAS, the City Planning and Zoning Board held a public hearing at its regular meeting on February 18, 1998 and recommended approval of the proposed site plan; and

WHEREAS, Waste Corporation's predecessor in interest submitted an amended site plan for approval by the City Commission at its regularly scheduled meeting on March 24, 1998; and

WHEREAS, the City Commission held a public hearing on the site plan at its regularly scheduled meeting on March 24, 1998, and voted to approve the site plan subject to certain conditions and agreements made by Waste Corporation's predecessor in interest and the City during the meeting; and

WHEREAS, Southern Waste Systems now wishes to exercise site plan approval and meet such conditions,

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Southern Waste Systems agrees as follows:

1. Recitals. The foregoing recitations are true and correct and are hereby incorporated by reference. All exhibits to this document are hereby deemed a part hereof.
2. Definitions. For the purposes of this document, the following terms shall be defined as set forth herein:
 - a. Recyclable Materials. Those materials which are capable of being

recycled and which would otherwise be processed or disposed of as solid waste.

- b. Recovered Materials means metal, paper, glass, plastic, textile or rubber materials that have known recycling potential, can be feasibly recycled, and have been diverted and source separated or have been removed from the solid waste stream for sale, use or reuse as raw materials, whether or not the materials require subsequent processing or separation from each other, but does not include materials destined for any use that constitutes disposal. Recovered materials as described above are not solid waste.
- c. Construction and Demolition Debris means discarded materials generally considered to be not water-soluble and nonhazardous in nature, including, but not limited to, steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure, and including rocks, soils, tree remains, trees and other vegetative matter that normally results from land clearing or land development operations for a construction project, including such debris from construction or demolition project site. Mixing of construction and demolition debris with other types of solid waste will cause it to be classified as other than construction and demolition debris. The term also includes
 - (i) clean cardboard, paper, plastic, wood and metal scraps from a

construction project;

- (ii) unpainted, nontreated wood scraps from facilities manufacturing materials used for construction of structures or their components and unpainted, nontreated wood pallets provided the wood scraps and pallets are separated from other solid waste where generated and the generator of such wood scraps or pallets implements reasonable practices of the generating industry to minimize the commingling of wood scraps or pallets with other solid waste; and
- (iii) de minimis amounts of other nonhazardous wastes that are generated at construction or destruction projects, provided such amounts are consistent with best management practices of the industry.

- d. Construction and Demolition Debris Recycling Facility means a facility that intakes construction and demolition debris for the extraction of recovered materials and recyclable materials, and for the off-site landfilling of non-recovered and non-recyclable materials.

3. Facility

At the City Commission meeting on March 24, 1998, the City Commission granted site plan approval for the development and operation of a Construction and Demolition Debris Recycling Facility (hereinafter "Facility") at the Site, subject to certain conditions and agreements made at the meeting.

4. Maintenance

Southern Waste Systems agrees to maintain all structures and landscaping associated with the Facility in accordance herewith.

- a. All landscaping associated with the Facility shall be maintained with proper horticultural and arboricultural practices, including without limitation such replanting and, as is from time to time necessary, landscape, mowing, trimming, fertilization, and weed, insect, and disease control. All dead or diseased sod, trees, plants, shrubs or flowers shall be promptly replaced. This maintenance includes all landscaped areas within rights-of-way within the project (i.e. swales and other areas within the adjacent right-of-way, which are not paved).
- b. All buildings associated with the Facility shall be maintained by Southern Waste Systems in a first-class condition, especially as to the exterior appearance of the building. Painting or other exterior maintenance shall be periodically performed as reasonably required. No excess or unsightly mildew, rust deposits, dirt or deterioration shall be permitted to accumulate on any building or other improvement.
- c. All off-street parking facilities, access drives and loading areas associated with the Facility shall be paved and properly graded to assure proper drainage. All driveways and parking areas shall be paved with a hard dust-free surface. All sidewalks, roads, streets, driveways, parking areas, and other paved or hard surfaced areas associated with the Facility and

intended for use by vehicular or pedestrian traffic shall be kept clean and free of debris at all times, and cracks (including uneven settlement at expansion or control joints), damaged or eroding areas on same shall be repaired, replaced or resurfaced as necessary or requested by the City Manager or such Manager's designee. All curbing and bumper stops shall be replaced if damaged. All striping, including but not limited to parking space, traffic lane and directional markings, within any road, street or parking area associated with the Facility shall be repainted as necessary or as requested by the City Engineer, so that same will be clearly visible at all times.

- d. The maintenance requirements set forth herein shall only apply to the area of the Site which is developed and operated as a Construction and Demolition Debris Recycling Facility, as set forth on the Site Plan that was transmitted to the City on July 27, 1999, approved by the City Growth Management Director, and which includes: a nine page set of engineering documents prepared by McLaughlin Engineering, Co., and John B. Smith Engineers, Inc. dated June 23, 1999; a four page set of architectural documents prepared by Gustavo J. Carbonell, P.A., dated May 10, 1999; and a four page set of landscape architectural documents prepared by Landscape Architects Collaborative dated July 22, 1999. The maintenance requirements set forth herein shall not apply to or be binding upon those areas of the Site which are not approved as a Construction and Demolition

Debris Recycling Facility. All portions of the site which are not improved shall be maintained with a bush hog mower (if possible) and shall be kept reasonably clean of litter and debris.

5. Hours of Operation

Southern Waste Systems agrees to limit the hours of operation of the Facility 7:00 a.m. to 5:00 p.m. six days per week (hereinafter "Hours of Operation"). Any material deviation of the Hours of Operation must be approved in advance by the City Manager or his/her designee.

6. Facility Access

Southern Waste Systems shall make all reasonable efforts to publicize and require customers to access the Facility by means of State Road 84 and Tram Road. Southern Waste Systems also agrees to deny access and service of trucks which arrive at the Facility with uncovered loads.

7. Roadway Cleanup

Southern Waste Systems shall conduct a twice per day survey of the Tram Road corridor between SR 84 and the Facility (hereinafter the "Tram Road Corridor"), and shall clean up and remove any construction and demolition debris in the right-of-way of the Tram Road Corridor that may have been unintentionally deposited by trucks traveling to and from the Facility.

8. Facility Expansion

Southern Waste Systems shall not expand the Facility, nor construct additional Construction and Demolition Debris Recycling Facilities at the Site without obtaining City

Commission approval to modify this Restrictive Covenant in accordance with the proposed expansion or new facility. The City has the right to deny such expansion of the Facility in the exercise of its discretion by virtue of this Covenant, notwithstanding any limitations to restrict the size of the use otherwise imposed by land development law or regulation. This provision shall not be interpreted to regulate or otherwise limit the activities of the existing, and county permitted, lake fill operation.

9. Successors and Assigns

This Covenant shall run with the Site, as provided by law, and shall be binding upon the undersigned, its heirs, successors and assigns, and all parties claiming under them and consented to by all mortgagees of record. Southern Waste Systems agrees that this instrument shall be recorded by them, as to the property in Exhibit "A", in the office of Public Records of Broward County, Florida, at their expense and a copy of the recorded Covenant shall be furnished to the City Attorney. These Covenants shall inure only to the benefit of the City, and shall not inure to the benefit of any other person or entity. Southern Waste Systems shall also deliver to the City Attorney a post-closing opinion prepared by Florida Counsel stating that, as recorded, the Restrictive Covenant is binding upon the record owners and mortgagees of the Site.

10. Notice

Whenever any of the parties desire to give notice to the other pursuant to this document, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving

notice:

For the City:

City Manager and City Attorney
City of Dania Beach
100 West Beach Blvd.
Dania Beach, FL 33004

For the Developer:

Southern Waste Systems LTD
790 Hillbrath Dr.
Lantana, FL 33462
ATTN.: Charles Gusmano

11. Remedies for Violation

- a. If the City determines that Southern Waste Systems has violated the terms of this Covenant, the City shall notify Southern Waste Systems in writing as provided herein, and shall identify with specificity the terms of this Covenant which have been violated and set forth the asserted facts leading to such violation. Southern Waste Systems shall have thirty (30) days from the receipt of such notice of violation to cure such violation.
- b. In the event of a violation or breach of any restriction or covenant herein contained by Southern Waste Systems, the City may pursue compliance herewith pursuant to the Code Compliance procedures as set forth in Chapter 2 of the City Code of Ordinances and Chapter 162 of the Florida Statutes. For such purposes, Southern Waste Systems agrees that a failure to perform in compliance with the terms of this document constitutes a violation of the City's Code such that the City can enforce the breach of

this document's terms as it would be able to enforce any Code violation.

- c. In the event of a material violation or breach of this Covenant, the City shall have the right to proceed at law or in equity to compel compliance with the terms of said restrictions or covenants, and to prevent the violation or breach of any covenant or restriction set forth herein.

Southern Waste Systems covenants and agrees that the City has the remedies of mandatory and preventive injunctive relief as well as the remedy of specific performance.

12. Attorney's Fees

The prevailing party in an action to enforce the terms and conditions of this Covenant, other than an action of City Code Enforcement, shall be entitled to recover from the nonprevailing party the prevailing party's reasonable attorney's fees and costs of enforcement whether at any stage of any proceeding including, but not limited, to those incurred upon appeal.

13. Financial Assurance

Pursuant to Rule 62-701, F.A.C., Southern Waste Systems shall provide the Florida Department of Environmental Protection with proof of financial assurance in an amount necessary to provide for the closing of the Facility. Southern Waste Systems shall maintain on file with the City Clerk a copy of the proof of financial assurance that is provided to the Florida Department of Environmental Protection.

14. Release or Modification of Covenant

This Restrictive Covenant may be released or modified at any time by recording in the Public Records of Broward County a release or modification that is executed by Southern

Waste Systems, its successors or assigns, and the City Manager for the City of Dania Beach, or his/her designee.

15. Miscellaneous

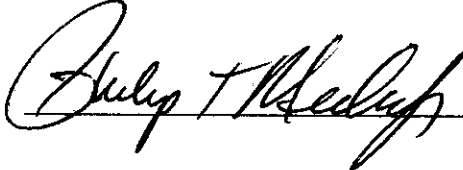
- a. Entire Agreement. This sets forth all the promises, covenants, agreements, conditions and understanding between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained and as contained in that certain Agreement for Permit entered into between the Parties and such other matters as were conditions of the Site Plan Development Order.
- b. Pronouns. All pronouns and any variation thereof shall be deemed to refer to the masculine, feminine and neuter, singular or plural, as the identity of the party or parties, as personal representative, successors or assigns may require.
- c. Severability. The invalidity of any provisions hereof shall in no way effect or invalidate the remainder of this Agreement.
- d. Headings. The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of the Agreement.
- e. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida, and any proceeding arising between the parties in any matter pertaining to this Agreement shall, to the extent

permitted by law, be held in Broward County, Florida. Venue shall lie in the Circuit Court of the Seventeenth Judicial Circuit, in and for Broward County, Florida, or in the United States District Court for the Southern District of Florida.

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

OWNER

Witnesses:



print name: Philip T. Medico, Jr.

print name: _____

Southern Waste Systems LTD, a Florida Limited Partnership

by:



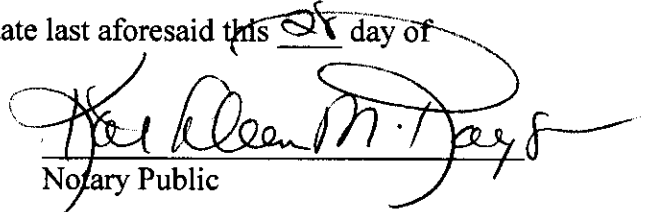
Charles Gusmano, Director and President of BCA Holding Corp., as General Partner of the Limited Partnership

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED before me this 28 day of January 2002, by
CHARLES GUSMANO, Director and President of BCA Holding Corp., as General Partner of
the Limited Partnership, who is personally known to me or who produced
_____ as identification and who did/did not take
an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 28 day of
January, 2002.

My Commission Expires:


Notary Public



Kathleen M. Rayson
MY COMMISSION # DD053876 EXPIRES
November 9, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"

LEGAL DESCRIPTION

All of Parcel "H", RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the public records of Broward County, Florida, TOGETHER WITH a portion of Parcel "A", ISGETTES RUNWAY, according to the plat thereof recorded in Plat Book 158, Page 18, of the public records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Southwest corner of said Parcel "A"; thence North $89^{\circ}29'20''$ East, on the South line of said Parcel "A", a distance of 1266.55 feet; thence North $88^{\circ}43'35''$ East, on the said South line, a distance of 187.58 feet; thence North $00^{\circ}54'58''$ West, on the East line of said Parcel "A", and on the East line of said Parcel "H", a distance of 292.11 feet; thence South $88^{\circ}49'41''$ West, on the North line of said Parcel "H", and the Westerly extension thereof, a distance of 605.13 feet; thence North $01^{\circ}55'03''$ West, a distance of 381.11 feet; thence South $89^{\circ}20'00''$ West, on the North line of said Parcel "A", a distance of 851.47 feet; thence South $00^{\circ}58'15''$ East, on the said West line of said Parcel "A", a distance of 388.12 feet; thence South $02^{\circ}43'28''$ East, on the said West line, a distance of 278.41 feet to the Point of Beginning.

Said land situate, lying and being in the City of Dania, Broward County, Florida and containing 746,050 square feet or 17.1270 Acres more or less.

1 This instrument prepared by:

George I. Platt, Esq.
George I. Platt, P.A.
333 North New River Drive East
Suite 3100
Fort Lauderdale, Fl. 33301

→ RETURN TO:

George I. Platt, Esq.
C/O LSN Partners, LLC
333 North New River Drive East
Suite 3100
Fort Lauderdale, Fl. 33301

FIRST AMENDMENT TO RESTRICTIVE COVENANT

This First Amendment to Restrictive Covenant is made and entered into on this 30th day of JANUARY, 2012, by Southern Waste Systems, LTD ("Southern Waste Systems"), a Florida Limited Partnership.

WITNESSETH:

WHEREAS, Southern Waste Systems is the owner ("Owner") of property located at the 3200 block of Southwest 26th Terrace, Dania Beach, Florida ("Site") as described in Exhibit "A"; and

WHEREAS, Southern Waste Systems' use of the Site is subject to a Restrictive Covenant recorded in Official Records Book 32697 Pages 850 – 863 of the Public Records of Broward County, Florida ("Restrictive Covenant"); and

WHEREAS, Paragraph 8 of the Restrictive Covenant requires City Commission approval of any proposed construction of additional Facilities; and

WHEREAS, Southern Waste Systems is proposing to add an accessory equipment storage structure ("Structure") on the Site; and

WHEREAS, the Structure will only be used to store equipment used on the Site and there will be no expansion of construction and demolition debris activities on the site as a result of the construction of the Structure.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Southern Waste Systems covenant and agree as follows:

1. Recitals. The foregoing recitations are true and correct and are hereby incorporated by reference.

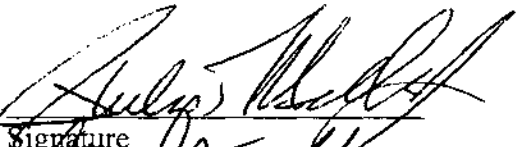
2. Structure. The Structure shall only be utilized for the enclosed storage of equipment that service the current use of Southern Waste Systems' construction and demolition debris recycling activity on the Site.
3. City Commission Approval. Construction and use of the Structure are subject to prior City Commission approval including such regulatory approvals as are customarily required for construction of an accessory structure as well as City Commission approval as to form of this First Amendment to Restrictive Covenant and an Agreement for Permit.
4. Reaffirmation of Provisions of Restrictive Covenant. This First Amendment to Restrictive Covenant incorporates by reference and reaffirms all of the provisions of the original Restrictive Covenant in all regards except as to those matters expressly addressed in this First Amendment.

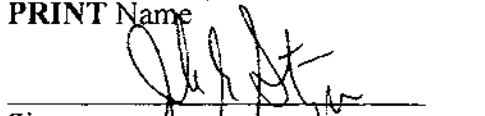
IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Restrictive Covenant as of the day and year first written above.

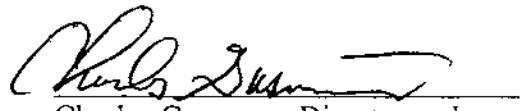
WITNESSES:

OWNER:

Southern Waste Systems, LTD
A Florida Limited Partnership


Signature
Phil C. T. Black
PRINT Name


Signature
John A. Stanzone
PRINT Name


Charles Gusmano, Director and
President of BCA Holding Corp., as
General Partner of the Limited
Partnership

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED before me on January 30th, 2012 by Charles Gusmano, Director and President of BCA Holding Corp., as General Partner of the Limited Partnership, who is personally known to me or who produced _____ as identification and who did/did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid on January 30, 2012.

My Commission Expires:


Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

All of Parcel "H", RUNWAY LAKES III, according to the plat thereof recorded in Plat Book 156, Page 44, of the public records of Broward County, Florida, TOGETHER WITH a portion of Parcel "A", ISGETTES RUNWAY, according to the plat thereof recorded in Plat Book 158, Page 18, of the public records of Broward County, Florida, and being all more fully described as follows:

Beginning at the Southwest corner of said Parcel "A"; thence North $89^{\circ}29'20''$ East, on the South line of said Parcel "A", a distance of 1266.55 feet; thence North $88^{\circ}43'35''$ East, on the said South line, a distance of 187.58 feet; thence North $00^{\circ}54'58''$ West, on the East line of said Parcel "A", and on the East line of said parcel "H", a distance of 292.11 feet; thence South $88^{\circ}49'41''$ West; of the North line of said Parcel "H", and the Westerly extension thereof, a distance of 605.13 feet; thence North $01^{\circ}55'03''$ West, a distance of 381.11 feet; thence South $89^{\circ}20'00''$ West, on the North line of said parcel "A", a distance of 851.47 feet; thence South $00^{\circ}58'15''$ East, on the said West line of said Parcel "A", a distance of 388.12 feet; thence South $02^{\circ}43'28''$ East, on the said West line, a distance of 278.41 feet to the Point of Beginning.

Said land situate, lying and being in the City of Dania, Broward County, Florida and containing 746,050 square feet or 17.1270 Acres more or less.

Prepared by and return to:

Akerman LLP
One SE Third Avenue, 25th Floor
Miami, Florida 33134
Attn: Sue Zabloudil

ABOVE SPACE RESERVED FOR RECORDING PURPOSES

FIRST AMENDMENT TO EASEMENT

This First Amendment to Easement (this "**First Amendment**") is entered into as of August __, 2015, by and between **26 TERRACE LLC**, a Florida limited liability company, as successor-in-interest to Southern Waste Systems, Ltd. ("SWS"), having an address at 8 Concorde Terrace, Somers, Connecticut 06071 ("**Grantor**") and **MSG MARINA MILE LLC**, a Florida limited liability company, successor to Bridge Marina Mile LLC ("BMM"), having an address at 2875 NE 191st Street, PH1B, Aventura, Florida 33180 ("**Grantee**" and together with Grantor, collectively, the "**Parties**").

WHEREAS, SWS, and BMM entered into that certain Easement dated as of July 7, 2013 and recorded on August 29, 2013 in **Official Records Book 50125, Page 726** of the of the Public Records of Broward County, Florida (the "**Original Agreement**"); and

WHEREAS, the Original Agreement describes but failed to attach Exhibit "B" of the land formerly owned by BMM and now owned by Grantee (the "**Benefitted Property**");

WHEREAS, the Original Agreement provided, *inter alia*, easement areas on Exhibit "A" to the Original Agreement (the "**Original Easement Area and/or Easement Area**") relating to the Grantor Property;

WHEREAS, Grantor, as successor to SWS is the current fee owner of the Easement Area and Grantee, as successor to BMM is the current owner of the Benefitted Property;

WHEREAS, the Parties desire to amend the Original Agreement by: (a) attaching the description of the Benefitted Property; and (b) amend and update the description of the Easement Area pursuant to the terms herein.

NOW, THEREFORE, in consideration of the mutual promises, terms, conditions and covenants hereinafter set forth, the Parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein.

2. Definitions. Defined terms used in this First Amendment shall have the same meaning as such defined terms are used in the Original Agreement except as specifically set out to the contrary in this First Amendment. The term, "Agreement" shall mean the Original Agreement as modified by this First Amendment.

3. Amendment.

(a) Easement Areas. Exhibit "A" of the Original Agreement containing the description of the Original Easement Areas is hereby deleted in its entirety and replaced with the Exhibit "A" attached to this First Amendment and the term, "Easement Areas" shall mean the areas described and depicted on Exhibit "A" attached to this First Amendment.

(b) Exhibit "B". The perpetual easement herein granted is for the installment and maintenance of utility lines, including but not limited to water and sewer lines, together with any appurtenances incidental and necessary thereto, which benefit the Benefitted Lands described on Exhibit "B" attached to this First Amendment, together with free ingress and egress across said Easement Area for the purposes of constructing, maintaining and repairing the utility lines and appurtenances therein.

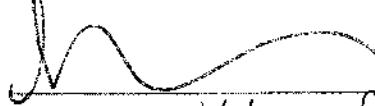
4. Controlling Provisions. Except as modified herein, the Original Agreement remains in full force and effect. In the event of a conflict between the Original Agreement and this First Amendment, the terms and conditions of this First Amendment shall control.

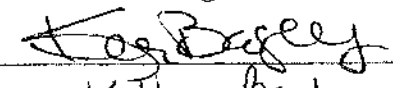
5. Miscellaneous. This First Amendment may be executed in counterparts, each of which when executed, shall be deemed to be an original, and all of which shall be deemed to be one and the same instrument. All of the Exhibits to this First Amendment are incorporated into and made a part of this First Amendment by this reference. In the event any provision of the Original Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as such authority determines, and the remainder of the Original Agreement shall be construed to be in full force and effect.

[Signatures on the Next Page]

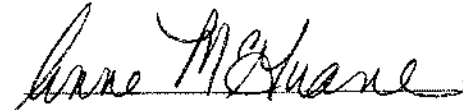
IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed as of the date and year first above written.

WITNESSES:


Printed Name: Kelsey Provencher

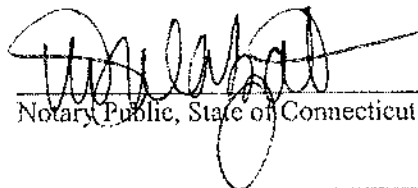

Printed Name: Kelly Bagley

26 TERRACE LLC, a Florida limited liability company

By: 
Print Name: Anne McGuane
Title: Manager

STATE OF CONNECTICUT)
COUNTY OF TOLLAND) Somers

The foregoing instrument was acknowledged before me this 27th day of October, 2015 by Anne McGuane, as Manager, of 26 TERRACE LLC, a Florida limited liability company, on behalf of the company. She is personally known to me or has produced Ctdl 223264204 as identification.


Notary Public, State of Connecticut

Printed Name

URSULA S. SZATKOWSKI
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2019

[Signatures Continued on Next Page]

WITNESSES:

J8
Printed Name: Jennifer Gonzalez

Mayda
Printed Name: MAYDA FERNANDEZ

MSG MARINA MILE LLC, a Florida limited
liability company

By: [Signature]

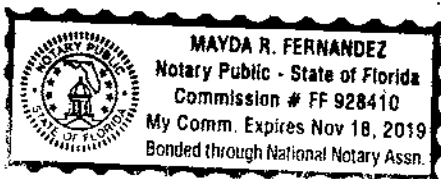
Printed Name: SAUL COLINSKI

Title: MANAGER

STATE OF FLORIDA)
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 10th day of December, 2015
by SAUL COLINSKI, as MANAGER, of MSG MARINA MILE
LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has
produced _____ as identification.

(SEAL)



[Signature]
Notary Public, State of Florida

MAYDA FERNANDEZ
Printed Name

EXHIBIT A
Easement Property

4341 S.W. 62nd Avenue Davie, Florida 33314		STONER & ASSOCIATES, INC. SURVEYORS - MAPPERS Florida Licensed Survey and Mapping Business No. 6633	Tel. (954) 585-0997 Fax (954) 585-3927
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LEGAL DESCRIPTION OF:
WATER, SEWER AND UTILITY EASEMENT
 26 TERRACE LLC
 CITY OF DANIA BEACH, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "DJP AIRPORT W. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 69 THROUGH 70, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL "I", "RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAY 7)" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID PARCEL "A";

THENCE N.00°53'44"E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 2.04 FEET, TO THE POINT OF BEGINNING;

THENCE S.88°23'55"W. A DISTANCE OF 276.56 FEET;

THENCE N.45°56'48"W. A DISTANCE OF 29.78 FEET TO A POINT ON THE MOST SOUTHERLY WEST LINE OF SAID PARCEL "A";

THENCE N.00°48'11"W. ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 94.56 FEET;

THENCE N.42°36'10"W. A DISTANCE OF 57.73 FEET;

THENCE N.00°53'44"W. A DISTANCE OF 30.06 FEET;

THENCE S.42°36'10"E. A DISTANCE OF 88.81 FEET;

THENCE S.00°48'11"E. A DISTANCE OF 93.88 FEET;

THENCE S.45°56'48"E. A DISTANCE OF 13.04 FEET;

THENCE N.88°23'55"E. A DISTANCE OF 268.39 FEET TO A POINT ON THE SAID EAST LINE;

THENCE S.00°53'44"E. ALONG SAID EAST LINE AND ALONG THE WEST RIGHT OF WAY LINE OF S.W. 26th TERRACE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.21 ACRES (9,238 SQUARE FEET), MORE OR LESS

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
3. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH
4. THE BEARINGS SHOWN HEREON ARE BASED ON S.88°31'40"W., ALONG THE S. LINE OF PARCEL "A", "DJP AIRPORT W. PLAT", RECORDED IN PLAT BOOK 178, PAGES 69 THROUGH 70, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE: THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.								
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 25%;">DATE</th> <th style="width: 25%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISIONS	DATE	BY				DATE OF SKETCH: 07/22/15 DRAWN BY: DRL CHECKED BY: RGC FIELD BOOK: N/A	SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL
REVISIONS	DATE	BY						
THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.		RICHARD G. CRAWFORD JR. PROFESSIONAL SURVEYOR AND MAPPER NO. 6371 - STATE OF FLORIDA						

SHEET 1 OF 2
 SKETCH NO. 13-7916-UES-26TER



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

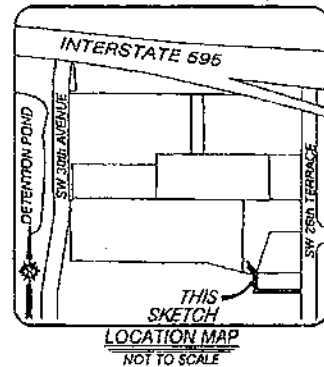
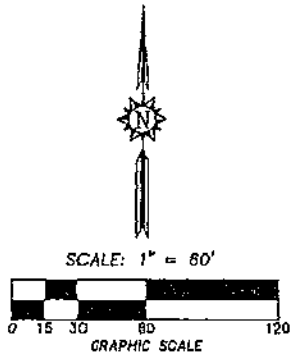
4341 S.W. 82nd AVE.
Doyle, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

**SKETCH OF DESCRIPTION OF:
WATER, SEWER AND UTILITY EASEMENT**

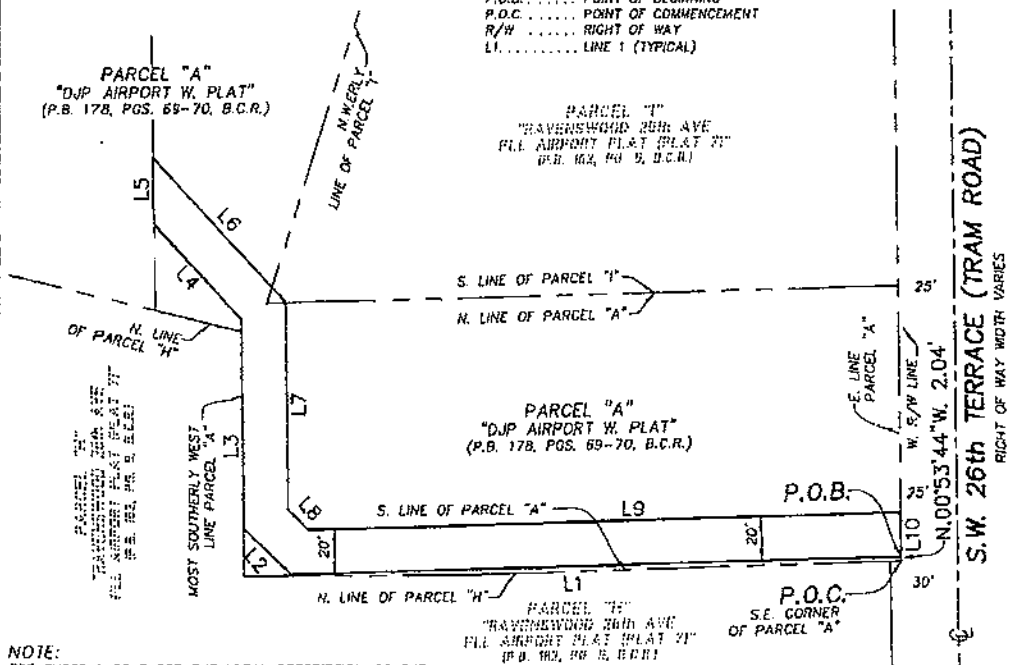
26 TERRACE LLC
CITY OF DANIA BEACH, FLORIDA

LINE	BEARING	DISTANCE
L1	S.88°23'55"W.	276.56'
L2	N.45°56'48"W.	29.78'
L3	N.00°48'11"W.	94.56'
L4	N.42°36'10"W.	57.73'
L5	N.00°53'44"W.	30.06'
L6	S.42°36'10"E.	88.81'
L7	S.00°48'11"E.	93.88'
L8	S.45°56'48"E.	13.04'
L9	N.88°23'55"E.	260.39'
L10	S.00°53'44"E.	20.00'



LEGEND:

P.B. PLAY BOOK
P.C. PAGE
B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R/W RIGHT OF WAY
L.I. LINE 1 (TYPICAL)



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

REF: F:\Dow\Bridge Development Partners LLC\13-7913-Maine Mkt Dorso\Exposures\13-7913-UCJ_ZBTRRev0

SHEET 2 OF 2 13-7915-UE3_26 TER

4341 S.W. 62nd Avenue Davie, Florida 33314	 STONER & ASSOCIATES, INC. SURVEYORS - MAPPERS Florida Licensed Survey and Mapping Business No. 5533	Tel. (954) 585-0997 Fax (954) 585-3927																		
LEGAL DESCRIPTION OF: WATER, SEWER AND UTILITY EASEMENT 26 TERRACE LLC CITY OF DANIA BEACH, FLORIDA																				
LEGAL DESCRIPTION: A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 178, PAGES 69 THROUGH 70, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE S.00°53'44"E., ALONG THE EAST LINE OF SAID PARCEL "A", AND ALONG THE WEST RIGHT OF WAY LINE OF S.W. 26th TERRACE, A DISTANCE OF 37.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°53'44"E., ALONG SAID EAST LINE, A DISTANCE OF 28.23 FEET; THENCE S.89°36'58"W., A DISTANCE OF 336.55 FEET; THENCE N.00°53'44"W., A DISTANCE OF 30.00 FEET; THENCE N.89°36'58"E., A DISTANCE OF 282.48 FEET; THENCE S.00°23'02"E., A DISTANCE OF 2.25 FEET; THENCE N.89°06'48"E., A DISTANCE OF 54.09 FEET TO THE POINT OF BEGINNING. SAID EASEMENT SITUATE, LYING AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 0.23 ACRES (9,988 SQUARE FEET) MORE OR LESS.																				
NOTES: 1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD. 2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY). 3. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. 4. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH 00°53'44" EAST, ALONG THE EAST LINE OF PARCEL "A", "DJP AIRPORT WEST PLAT", RECORDED IN PLAT BOOK 178, PAGES 69 THROUGH 70, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. 5. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON																				
CERTIFICATE: THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 63-12, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 412.027, FLORIDA STATUTES. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">REVISIONS</td> <td style="width: 20%;">DATE</td> <td style="width: 20%;">BY</td> <td style="width: 30%;"></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> RICHARD G. CRAWFORD JR. PROFESSIONAL SURVEYOR AND MAPPER NO. 53714 - STATE OF FLORIDA <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE OF SKETCH:</td> <td style="width: 15%;">DRAWN BY:</td> <td style="width: 15%;">CHECKED BY:</td> <td style="width: 15%;">FIELD BOOK:</td> <td style="width: 35%;"></td> </tr> <tr> <td>07/22/15</td> <td>DRL</td> <td>RGC</td> <td>N/A</td> <td> </td> </tr> </table> THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2015 SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL SHEET 1 OF 2 SKETCH NO. 13-7915-JEL REV			REVISIONS	DATE	BY						DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK:		07/22/15	DRL	RGC	N/A	
REVISIONS	DATE	BY																		
DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK:																	
07/22/15	DRL	RGC	N/A																	

4341 S.W. 82nd AVE.
Davie, Florida 33314

STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

**SKETCH OF DESCRIPTION OF:
WATER, SEWER AND UTILITY EASEMENT**

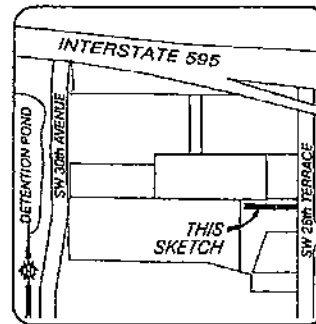
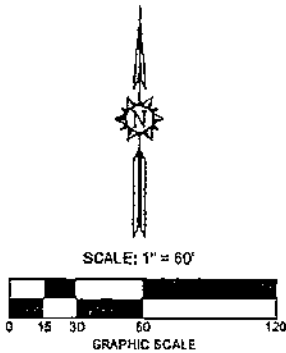
26 TERRACE LLC
CITY OF DANIA BEACH, FLORIDA

LINE TABLE

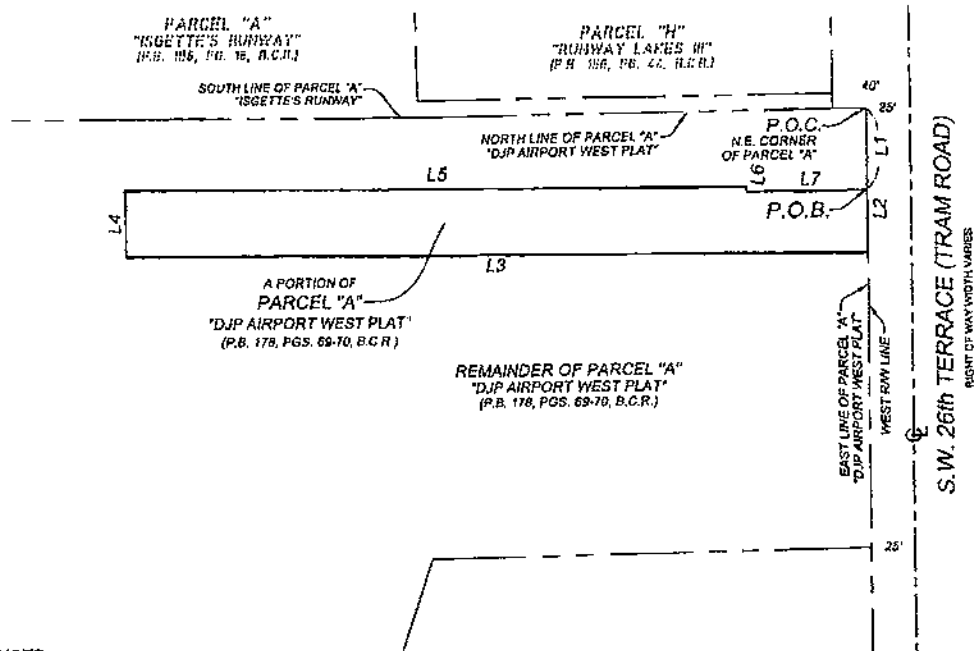
LINE	BEARING	DISTANCE
L1	S.00°53'44"E.	37.04'
L2	S.00°53'44"E.	28.23'
L3	S.89°36'58"W.	336.55'
L4	N.00°53'44"W.	30.00'
L5	N.89°36'58"E.	282.48'
L6	S.00°23'02"E.	2.25'
L7	N.89°06'48"E.	54.09'

LEGEND:

P.B. PLAT BOOK
P.G. PAGE
B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
RW RIGHT OF WAY
NVAL NON-VEHICULAR ACCESS LINE
L1 LINE 1 (TYPICAL)



LOCATION MAP
NOT TO SCALE



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

F.L. F:\Draw\Bldg. Development Partners LLC\13-7915-North W. Blvd\Assessors\13-7915-UE-Rev. 7.22.15.dwg

SHEET 2 OF 2

SKETCH NO.
13-7915-UE REV.

EXHIBIT B
BENEFITTED PROPERTY

PARCEL 1:

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S" RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 AND A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT, ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 69, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY;

THENCE N.89°20'00"E. ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 772.98 FEET, TO THE POINT OF BEGINNING(#1) OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.01°57'05"E., A DISTANCE OF 381.80 FEET, TO A REFERENCE POINT "A", SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL "H", "RUNWAY LAKES III", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N.88°49'41"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 78.35 FEET

THENCE N.01°56'24"W., A DISTANCE OF 381.11 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "A"

THENCE S.89°20'00"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 78.44 FEET, TO THE POINT OF BEGINNING #1.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE S.88°49'41"W., ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "H", A DISTANCE OF 220.24 FEET;

THENCE S.00°54'58"E., A DISTANCE OF 66.92 FEET TO THE POINT OF BEGINNING (#2) OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.00°54'58"E., A DISTANCE OF 217.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL "A", OF SAID "ISGETTE'S" RUNWAY" PLAT;

THENCE S.89°29'20"W., ALONG SAID SOUTHERLY LINE, A DISTANCE

OF 533.90 FEET;

THENCE N.06°46'17"E., A DISTANCE OF 0.13 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°50'32"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°27'45" AND A RADIUS OF 2729.00 FEET FOR AN ARC DISTANCE OF 117.29 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.02°44'03"W., A DISTANCE OF 1.03 FEET;

THENCE N.02°43'30"W., A DISTANCE OF 98.73 FEET;

THENCE N.89°29'20"E., A DISTANCE OF 538.00 FEET, TO THE POINT OF BEGINNING #2;

PARCEL 2:

ALL OF PARCEL E OF RUNWAY LAKES II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 69 AND 70 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; OF SAID DJP AIRPORT WEST PLAT

THENCE N.02°43'28"W., ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 301.05 FEET;

THENCE N.06°46'17"E., ALONG SAID WEST LINE, A DISTANCE OF 99.86 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", OF SAID DJP AIRPORT WEST PLAT;

THENCE N.89°29'20"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 1116.11 FEET;

THENCE S.00°53'44"E., A DISTANCE OF 464.54 FEET;

THENCE N.76°15'15"W., A DISTANCE OF 255.03 FEET;\

THENCE S.89°36'37"W., A DISTANCE OF 873.09 FEET TO THE POINT OF BEGINNING. LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL.

Prepared by and return to:

Gary Walk, Esquire
Ciklin Lubitz
515 North Flagler Drive - 20th Floor
West Palm Beach, FL 33401

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, pursuant to the applicable ordinances of Broward County, Florida pertaining to the issuance of building permits and regulating building construction, the undersigned, Prime Realty Capital, LLC, a Florida limited liability company, the owner of Parcel 1 below and Parcel 2 being the fee simple owner of the following described real property lying, being and situate in the City of Dania Beach, Florida, to wit:

Parcel 1:

A parcel of land being a portion of Parcel "A", DJP Airport West Plat, according to the Plat thereof as recorded in Plat Book 178, Pages 69 and 70 and a portion of Parcel "A", ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, both of the Public Records of Broward County, Florida and being more particularly described as follows: Begin at the Northeast corner of said Parcel "A", of said DJP Airport West Plat; Thence S. 00°53'44" E. along the East Line of said Parcel "A", a distance of 199.57 feet; Thence S. 88°30'15" W., a distance of 199.03 feet; Thence S. 17°37'07" W., a distance of 274.97 feet; Thence N. 88°30'15" E., a distance of 286.35 feet; Thence S. 00°53'44" E., a distance of 125.00 feet; Thence S. 88°31'40" W., a distance of 192.35 feet; Thence S. 89°41'10" W., a distance of 105.92 feet; Thence N. 00°48'11" W., a distance of 110.23 feet last mentioned two courses being coincident with the most Southerly Line of said Parcel "A"; Thence N. 76°15'15" W., a distance of 39.75 feet; Thence N. 00°53'44" W., along a line 336.54 feet west of and parallel with the East line of said Parcel "A", a distance of 464.54 feet, to a point on the North line of said Parcel "A"; Thence N. 89°29'20" E., along said North line a distance of 133.90 feet; Thence N. 01°54'16" W., a distance of 7.44 feet to a point on the South Line of Parcel "H", as shown on the Plat of Runway Lakes III, recorded in Plat Book 156, Page 44, of the Public Records of Broward County, Florida; Thence N. 88°49'41" E., along said south line a distance of 187.77 feet; Thence S. 00°53'44" E., a distance of 7.11 feet to a point on the North Line of said Parcel "A"; Thence N. 88°43'35" E., along said North line Parcel "A", a distance of 15.00 feet; to the Point of Beginning. Said land situate within Broward County, Florida

and

Parcel 2:

PARCEL I of the RAVENSWOOD 26th AVE. FLL AIRPORT PLAT (PLAT 7), according to the Plat thereof as recorded in Plat Book 162, Page 9 of the Public Records of Broward County, Florida.

does hereby make the following declaration of conditions, limitations and restrictions on said lands:

1. The aforesaid plots, parcels or combinations of separate lots be and the same are hereby established and declared to be unified as an indivisible building site.
2. This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, the successors and/or assigns, and all parties claiming hereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing under the order of the Planning and Zoning Manager of Dania Beach, Florida.
3. The undersigned does further agree that the instrument shall be filed for record among the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has caused this Declaration of Unity of Title to be executed in appropriate manner and its seal to be affixed this 12th day of August, 2020.

WITNESS:

Sign: [Signature]
Print: David Reeves

PRIME REALTY CAPITAL, LLC, a Florida
limited liability company

Sign: [Signature]
Print: Kissy Dominguez

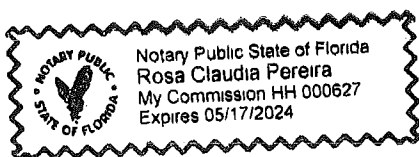
By: [Signature]
Charles Gusmano, Manager

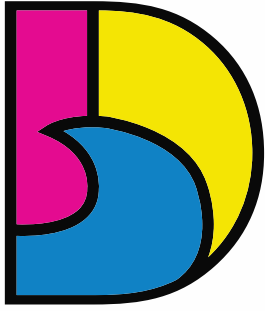
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 12th day of August, 2020 by Charles Gusmano, Manager of Prime Realty Capital, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced PERSONALLY KNOWN as identification.

[Notary Seal]

[Signature]
Notary Public: Rosa Claudia Pereira





SEA IT. LIVE IT. LOVE IT.

September 11, 2020

JENNIFER O'CONNOR
SR. PROJECT MANAGER/DESIGN DEPARTMENT
AHRENS COMPANIES
1461 KINETIC ROAD
LAKE PARK, FL 33403

Re: Vacant Lot at SW 26th Terrace
Folio: 504220580010 and 504220520090

Dear Ms. O'Connor:

This is to advise you that there are no active code violations or liens on the property as of September 11, 2020. If you have any questions, please feel free to contact me at 954-924-6810 ext. 3790.

Sincerely,

Erin McClendon
Code Compliance Coordinator

:em



August 19, 2020

Alejandra Molina-Jackson, AIA
Ahrens Companies
1461 Kinetic Road
Lake Park, Florida 33403

Dear Ms. Molina-Jackson:

Re: Platting requirements for a parcel legally described as a portion of Parcel A, "DJP Airport West Plat," according to the Plat thereof, as recorded in Plat Book 178, Page 69, of the Public Records of Broward County, Florida; together with a portion of Parcel I, "Ravenswood 26th Ave. FLL Airport Plat (Plat 7)," according to the Plat thereof, as recorded in Plat Book 162, Page 9, of the Public Records of Broward County, Florida. This parcel is generally located on the west side of Tram Road/Southwest 26 Terrace, between Collins Road/Southwest 36 Street and Interstate 595, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plats were recorded on November 21, 2008 and December 3, 1996, respectively.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Alejandra Molina-Jackson

August 19, 2020

Page Two

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

cc: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Eleanor Norena, Director, Community Development Department
City of Dania Beach





AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

September 1, 2020

Eleanor Norena, Community Development Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Proposed Repair Shop and Outdoor Display
3301 and 3480 SW 26th Terrace, Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Ms. Norena:

The Broward County Aviation Department (BCAD) has reviewed the proposed Repair Shop and Outdoor Display site plan located west of Fort Lauderdale-Hollywood International Airport (FLL) at 3301 and 3480 SW 26th Terrace. Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77- Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). ***The receipt of a favorable determination from the FAA is required for all critical building points and temporary construction cranes and must be received prior to any construction activity.*** The Federal Review (FAA 7460-1) process can be initiated at the following web address: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- No building, structure or vegetation on the site may exceed the ***maximum height of 30 feet (AMSL)*** as shown on Elevation Sheet A-200 (dated July 31, 2020) and listed in the Notice of Proposed Construction or Alteration (dated August 24, 2020) unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

Adherence to these conditions is required for BCAD approval of the warehouse building site plan located at 3301 and 3480 SW 26th Terrace and it is based on the following documents submitted by the applicant:

- o Site Plan Sheet SP-001 prepared by Ahrens (dated July 13, 2020)
- o Elevation Sheet A-200 prepared by Ahrens (dated July 31, 2020)
- o Copy of Notice of Proposed Construction or Alteration (dated August 24, 2020)
- o Declaration of Covenants, Restrictions, and Easements, Instrument 114459528 (dated June 20, 2017)

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 letter serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport. 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 letter 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 954.595.0809

Sincerely,

Karen Friedman

Karen Friedman
BCAD Aviation Senior Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental
William Castillo, BCAD Aviation Planning Manager
Jennifer@ahrenscompanies.com
AMJ@ahrenscompanies.com
WArias@ahrenscompanies.com
com-inbound-prime-realty-capital-dania-bch@procoretech.com

Please Type or Print on This Form

U.S. Department of Transportation
Federal Aviation Administration

Failure To Provide All Requested Information May Delay Processing of Your Notice

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number

[illegible]

Prepared by and Return to:
Carlos Rodriguez-Cabarrocas
Assistant County Attorney
c/o Aviation Department
2200 SW 45th Street, Suite 101
Dania Beach, Florida 33312
954-359-6100

DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

THIS DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS ("Declaration") is made this 20 day of June, 2017, by BROWARD COUNTY, a political subdivision of the State of Florida ("County"), its successors and assigns, whose mailing address is 115 South Andrews Avenue, Suite 423, Fort Lauderdale, Florida 33301.

RECITALS:

WHEREAS, the County is the fee title owner of the real property located in Broward County, Florida, as legally described on **Exhibit 1**, attached hereto and made a part hereof ("Property"); and

WHEREAS, the County owns and operates Fort Lauderdale-Hollywood International Airport ("Airport"), which is in the proximity of the Property; and

WHEREAS, the Property was acquired by the County to ensure that the future uses to which the Property is put are compatible with the operations of the Airport; and

WHEREAS, the Property was purchased by the County using grant funds received from the Federal Aviation Administration ("FAA") and the Florida Department of Transportation ("FDOT") for the benefit of the Airport; and

WHEREAS, the FAA requires the County to protect the aerial approaches to the Airport, to prevent the establishment or creation of airport hazards, and to ensure that the future uses to which the Property is put are compatible with the operations of the Airport; and

WHEREAS, a condition of such funding is that the Property shall not be used for residential purposes or other purposes that are incompatible with the operations of the Airport; and

WHEREAS, the County intends and declares that the Property is, and shall be, held, owned, transferred, sold, conveyed, leased, mortgaged, used, maintained, and improved subject to the covenants, restrictions, easements, and other requirements, as hereinafter set forth; and

WHEREAS, a condition of the conveyance by the County to each "Property Owner" (as hereinafter defined) of the Property, or any portion of the Property, is that such conveyance shall be subject to the covenants, restrictions, and easements and other requirements, as set forth herein,

NOW, THEREFORE, the County declares that the Property shall be held, owned, transferred, sold, conveyed, leased, mortgaged, used, maintained, and improved subject to these covenants, restrictions, and easements, which run in favor of the County, and all other requirements, as hereinafter set forth.

1. The foregoing recitations are true and correct and are hereby incorporated herein by this reference.
2. When used herein, the term "County" shall mean Broward County, Florida, its successors, and assigns. When used herein, the terms "Federal Aviation Administration" and "Florida Department of Transportation" shall include any successor agency thereof. The term "Property Owner" shall mean the person or persons or legal entity or entities holding interests of record to the Property or any portion of the Property. Wherever used herein, the terms "Property Owner" and "County" shall include their heirs, personal representatives, successors, agents, and assigns. Additional words and phrases used herein shall have the meanings as defined in this document, or if not defined herein, shall have their usual and customary meanings.
3. Covenants and Restrictions. The County hereby declares, and each Property Owner acquiring any interest in any portion of the Property agrees through acceptance of such conveyance, that the Property shall be subject to the following covenants and restrictions, which covenants and restrictions shall be covenants and restrictions running with the land:
 - 3.1 As of the effective date of this Declaration, portions or all of the Property may be zoned or have a land use designation for purposes not permitted by this Declaration. Each Property Owner acquiring any interest in any portion of the Property agrees through acceptance of such conveyance that: (i) such Property Owner shall, if necessary, make application with the appropriate governmental authorities to rezone or change the land use designation of the portions of the Property acquired by such Property Owner to a use that is permitted under this Declaration; and (ii) each Property Owner assumes all risk of being able to secure any change of zoning and change of land use of the Property and of meeting any other regulatory and development requirements that may be necessary to permit the Property to be used for permitted purposes allowed under this Declaration. A Property Owner's failure to obtain rezoning or change in land use designation of the Property to a use that is permitted under this Declaration does not give rise to the Property Owner of any claim for an alternative use of the Property beyond that permitted by this Declaration, nor of any claim for damages or compensation of any type.

- 3.2 The Property shall be used solely for nonresidential purposes. The Property may not be used for any residential purpose whatsoever, and such prohibition shall include, but not be limited to, single family housing, multifamily housing, trailer parks, nursing homes, congregate living facilities, apartment units, hotels, motels, and all other residential uses. In addition, the Property may not be used for schools, hospitals, day care centers, or places of worship or public assembly.
- 3.3 The height of all improvements, structures, objects of natural growth, and other obstructions on the Property shall be restricted to a height that is less than the lower of: (i) the height above ground level indicated on the legal description for each Airspace Parcel included in **Exhibit 2**, attached hereto and made a part hereof, or (ii) the aeronautical surfaces of the Airport as now established, and as may from time to time hereafter be established, by the FAA or any governmental agency that is a successor to the authority of the FAA, including, but not limited to, Federal Aviation Regulation Part 77.
- 3.4 The Property Owner shall prevent any use of the Property that would interfere with or adversely affect the operation of navigational aids as now in existence or as hereafter may be in existence (including, without limitation, runway instrumentation, radar, and communication aids), that would interfere with the maintenance of the Airport, or that would constitute a hazard to the landing and taking off of aircraft at the Airport.
- 3.5 Any use of the Property that would attract birds or animals (including, without limitation, recycling centers, yard fills, refuse dumps, or refuse storage) is prohibited.
- 3.6 The Property shall not be used in any manner that would not be permitted under, or constitute a violation of, any airport zoning ordinance of the County. Furthermore, the Property shall not be used in any manner that would constitute a violation of: (i) any zoning that is applicable to the Property, including, without limitation, height limitations; or (ii) any provision of Chapter 333, Florida Statutes; or (iii) any rules or regulations promulgated pursuant to Chapter 333, Florida Statutes; or (iv) any rules or regulations now in effect or hereafter promulgated that may be imposed by the FAA (or any successor agency) or FDOT (or any successor agency) designating any limitation on the uses of property located in the vicinity of an airport; or (v) any provision of this Declaration.
- 3.7 Lighting shall be installed at the Property in accordance with FAA Advisory Circular 70-7460-1L, and amendments thereto, on all structures that fall within the provisions of said circular. This lighting may include flashing red beacons, steady burning red obstruction lights, or high-intensity obstruction lights.

- 3.8 Any proposed construction on the Property or the use of construction cranes must be reviewed by the FAA, FDOT, and the County, as applicable, to determine if Federal Aviation Regulation Part 77, Chapter 333, Florida Statutes, the zoning ordinances of the County, or any amendment to any of the foregoing, apply.
- 3.9 Prior to any construction or any contemplated use of the Property, an FAA Form 7460-1 (or successor form) must be submitted to the FAA and the Aviation Office of FDOT to determine whether the project is a potential hazard to aviation.
- 3.10 Nondiscrimination.
 - 3.10.1 Each Property Owner, by accepting a deed for conveyance of the Property or any portion thereof or otherwise acquiring any interest in the Property or any portion thereof, agrees on behalf of such Property Owner and such Property Owner's heirs, personal representatives, successors in interest, and assigns, as part of the consideration thereof, that: (i) the Property Owner shall not unlawfully discriminate against any person in the exercise of its obligations under this Declaration and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation, or any other factor that cannot be lawfully used; and (ii) the Property Owner shall not engage in or commit any discriminatory practice in violation of the Broward County Human Rights Act (Chapter 16½, Broward County Code of Ordinances) in the exercise of its obligations under this Declaration.
 - 3.10.2 Each Property Owner, by accepting a deed for conveyance of the Property or any portion thereof or otherwise acquiring any interest in the Property or any portion thereof, agrees, on behalf of such Property Owner and such Property Owner's heirs, personal representatives, successors in interest, and assigns, as part of the consideration thereof, that in the event facilities are constructed, maintained, or otherwise operated on any portion of the Property for a purpose for which a United States Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, each Property Owner shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

3.10.3 Each Property Owner, by accepting a deed for conveyance of the Property or any portion thereof or otherwise acquiring any interest in the Property or any portion thereof, agrees, on behalf of such Property Owner and such Property Owner's heirs, personal representatives, successors in interest, and assigns, as part of the consideration thereof, that: (i) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (ii) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (iii) that the Property Owner shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

4. Easements. The County is hereby granted, for itself, its successors, and assigns, for its use and benefit as owner and operator of the Airport, the following permanent, perpetual, and assignable easements over, across, and within the Property and the "Airspace Parcels" (which are legally described in Exhibit 2, attached hereto and made a part hereof), for the uses hereinafter described, together with all tenements, hereditaments, privileges, rights-of-reverter, servitudes, and other rights appurtenant to such easements, and all right, title, and interest in and to any and all streets, roads, highways, easements, drainage rights, rights-of-way, covenants, restrictions, agreements, and riparian rights benefiting the easements hereinafter identified, to have and to hold said easements unto the County, its successors, and assigns, until the Airport shall cease to be used for airport purposes by the County. The parties hereby grant, covenant, and agree as an appurtenance to the foregoing easements, as follows:

4.1 That said easements shall have the purpose of prohibiting intrusions into, encroachments upon, and obstructions within the Airspace Parcels by any building or other structure, by any tree or other vegetation, and by any object, whether natural or artificial, that might now, or in the future, be situated upon the Property, said easements including a continuing and perpetual right in the County to enter upon and pass over the Property for the purpose of removing and to remove any and all encroachments upon, and obstructions within, said Airspace Parcels, whether by structures, vegetation or other object, natural or artificial, that exist, or may in the future exist, in or upon said Property, including with respect to trees or other vegetation that do or may encroach upon, intrude into, or obstruct said Airspace Parcels, the absolute right to cut down to ground level and remove root systems beneath the ground of any such tree or other vegetation, and

including a continuing right in the County to prohibit and prevent the future construction or erection of any building, structure, or object, and the planting, cultivation, or growth of any tree or other vegetation, upon said Property that does or may in the future encroach upon, obstruct, or cause intrusion into said Airspace Parcels. Notwithstanding the foregoing, the County will give any affected Property Owner no less than two (2) weeks' notice by regular mail, at the address for the portion of the Property held by such affected Property Owner, or other address of record for the Property Owner, prior to exercising its rights hereunder, unless an emergency condition or a condition that represents an imminent health, welfare, or safety issue shall exist, in which event written notice will be given to the Property Owner as soon after said entry as is practicable.

- 4.2 That said easements shall also include (i) a prohibition against, and a continuing obligation of the Property Owner to prevent the placement of any device or structure and to prevent any conduct or activity upon the Property which will or might interfere with the safe operation of any aircraft operating in or around the Airport including, without limitation, any device or structure which emits, or may cause to be emitted, radio or other invisible waves or signals or lights which will, or might, interfere with the safe operation of any aircraft operating in or around the Airport, and (ii) a continuing and perpetual public right of free, unrestricted, and unobstructed flight, passage, operation, and navigation by aircraft of any and all kinds, construction, size, and character existing now or in the future in the airspace above the surface of the Property, together with the right to commit such intrusions upon and against the airspace and upon and against the Property as are appurtenant to the flight of aircraft (now known or hereafter developed) over the Property and the taking off and landing of any such aircraft at the Airport. The Property Owner shall have no right to damages on account of noise, vibrations, aircraft lights, fumes, dust, fuel particles, and other fallout and effects, or any other effects, activities, or incidents resulting from any aircraft flying over the Property, or from the operation of aircraft landing or taking off or operating from the Airport, or resulting from any use of the Airport whatsoever that is consistent with the maximum theoretical use of the existing runways at the Airport as they may be expanded or reconfigured in the future, and Property Owner does hereby release the County, its commissioners, officers, agents, servants, employees, successors, and assigns, of and from any and all claims, demands, debts, liabilities, or causes of action of every kind or nature which Property Owner now has, has ever had, or may hereafter have, including, but not limited to, damages to the Property due to any of the afore-described effects, activities, and incidents.
- 4.3 The common law merger doctrine, which states that the servient tract and the dominant tract may not come under single ownership characterized by a substantial unity of title, shall not be used to extinguish the above-

mentioned easements for the period of time when both tracts are owned by the County.

5. The covenants, restrictions, easements, servitudes, rights, and privileges granted, made, and conveyed in this Declaration shall run with the land (collectively "covenants, restrictions, and easements"). For the purposes of this instrument, the Property and all portions thereof shall be the servient tenement and the Airport shall be the dominant tenement. These covenants, restrictions, and easements shall be binding on all persons and entities acquiring title to or use of the Property, or any portion thereof, or any interest whatsoever therein, and all persons and entities claiming under them, including, without limitation, their heirs, personal representatives, successors, and assigns, until that date which occurs ninety-nine (99) years following the date of execution of this Declaration by the Broward County Board of County Commissioners ("Termination Date"). On the Termination Date, these covenants, restrictions, and easements shall automatically renew for successive twenty (20) year periods unless the County shall have ceased to operate the Airport as a public airport.
6. The County is the beneficiary of these covenants, restrictions, and easements, and as such, the County may enforce these covenants, restrictions, and easements by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants, restrictions, and easements. If a Property Owner fails to abide by the covenants, restrictions, and easements contained herein after written notice by the County, such Property Owner shall be liable for the reasonable attorneys' fees and costs of the County in enforcing the covenants, restrictions, and easements contained herein.
7. A failure of the County to enforce any of these covenants, restrictions, and easements shall not be deemed a waiver of the right to do so thereafter. No waiver, modification, or termination of this instrument shall be effective unless contained in a written document executed in the manner required by Paragraph 8. Any waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver. If any covenant, restriction, easement, condition, or provision contained in this document is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other covenant, restriction, easement, condition, or provision herein contained, all of which shall remain in full force and effect. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.
8. If a Property Owner desires to use the Property or any portion thereof, for any use other than those permitted hereby, or desires to modify or terminate any of these covenants, restrictions, and easements, such Property Owner shall be required to do the following: any such Property Owner must apply to the County for an

amendment of, or termination of, these covenants, restrictions, and easements as to the Property or specified portion of the Property. It shall be the sole discretion of the Broward County Board of County Commissioners as to whether to modify or terminate any of these covenants, restrictions, and easements as to any portion of the Property, since each Property Owner accepted these covenants, restrictions, and easements as a condition of the conveyance of the Property or a portion thereof to the Property Owner. Any such amendment or termination must be executed by the Board of County Commissioners of Broward County, Florida, and shall apply only to such portion of the Property that is specifically referenced in the amendment or termination.

9. This Declaration shall become effective ("Effective Date") upon recordation in the Public Records of Broward County, Florida. On the Effective Date, that certain Declaration of Covenants, Restrictions, and Easements recorded in Official Records Book 33028, at Page 679, of the Public Records of Broward County, Florida, is hereby replaced in its entirety as to the Property by this Declaration.
10. Immediately upon its acquisition of the Property or any portion thereof, all future Property Owners must rerecord this Declaration in the Public Records of Broward County, Florida, against the acquired Property or the portion thereof.

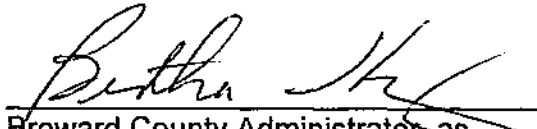
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DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

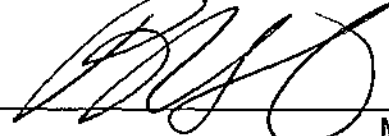
IN WITNESS WHEREOF, BROWARD COUNTY has made and executed this Declaration of Covenants, Restrictions, and Easements through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 18 day of October, ~~2017~~
2016

COUNTY

ATTEST:


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

BROWARD COUNTY, by and through
its Board of County Commissioners

By  Mayor
4th day of April, 2017



Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Aviation Office
2200 SW 45th Street, Suite 101
Dania Beach, Florida 33312
Telephone: (954) 359-6100
Telecopier: (954) 359-1292

By  3/27/17
Carlos Rodriguez-Cabarrocas (Date)
Assistant County Attorney

By  3/28/17
Alexander J. Williams (Date)
Assistant County Attorney

CRC/ch
Declaration of Restrictive Covenants
09/01/16
#16.071-28

**EXHIBIT "1" TO DECLARATION
LEGAL DESCRIPTION OF PROPERTY**

PARCEL I of the RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), according to the Plat thereof as recorded in Plat Book 162, Page 9 of the Public Records of Broward County, Florida.

PARCEL I of the RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), according to the Plat thereof as recorded in Plat Book 162, Page 9 of the Public Records of Broward County, Florida.

OR BK 23028 PG 729

Parcel I - Airspace

1772 North University Blvd Fort Lauderdale, Florida 33305	 STONER & ASSOCIATES, Inc. SURVEYORS - PLANNERS 12 1999	Tel (954) 379-1025 Fax (954) 379-1030
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LEGAL DESCRIPTION OF AIRSPACE ABOVE
PARCEL T, REVENUEWOOD 28th AVE. FLL AIRPORT PLAT 71
P.L. 712, P.G. 2, D.C.R.

LEGAL DESCRIPTION: (Parcel T, Revenuewood 28th Ave. FLL Airport, (Plat 7), Plat Book 102, Page 2, Broward County Records.)

That portion of Airspace lying above the following described Runway Protection Zone Surface for Fort Lauderdale-Hollywood International Airport, according to Federal Aviation Administration Regulations (FAR) Part 77 Approach Surfaces, situated above Parcel T, Revenuewood 28th Ave. FLL Airport Plat (Plat 7), according to the plat thereof as recorded in Plat Book 102, Page 2 of the Public Records of Broward County, Florida. Said Airspace being more particularly described as follows:

Beginning at the Southeast Corner of said parcel T, the Transition Slope Surface for said Airspace, having an elevation of 80.81 feet;

Thence S.88°30'40"W, along the South line and to the Southwest corner of said parcel T, a distance of 271.87 feet, the Runway Protection Zone Surface for the approach end of Runway 04, of said Fort-Lauderdale-Hollywood International Airport, having an elevation of 71.43 feet;

Thence N.17°35'18"E, along the West line and to the Northwest corner of said parcel T, a distance of 273.89 feet, said Transition Slope Surface for said Runway 04-27R having an elevation of 103.13 feet;

Thence N.88°30'40"E, along the North line and to the Northeast corner of said parcel T, a distance of 134.55 feet, said Transition Slope Surface having an elevation of 103.26 feet;

Thence S.00°56'27"E, along the East line of said parcel T, a distance of 200 feet to the Point of Beginning. Said Transition Slope Surface having an elevation of 80.81 feet.

Said Surface Situated within Broward County, Florida.

Surveyor's Notes:

1. The Bearings shown herein are grid based on N.01°25'25"W, along the West Line of the Southeast One-quarter of Section 20-30-42, as shown on the plat of Revenuewood 28th Ave. FLL Airport (Plat 7), according to the plat thereof, recorded in Plat Book 102, Page 3 of the Public Records of Broward County, Florida.
2. The elevations referred to herein are based on North American Vertical Datum of 1985 (N.A.V.D. 85 elevations).
3. Stoner & Associates, Inc., authored the legal description shown herein without the benefit of a title search.
4. The distances referred to in the Legal Description are horizontal distances.

**EXHIBIT "2" TO DECLARATION
AIRSPACE PARCELS**

OR BK 33026 PG 729

Parcel I - Airspace

1378 North University Drive Fort Lauderdale, Florida 33304	 STONER & ASSOCIATES, Inc. SURVEYING - PLANNING 12 EEE	Tel (304) 378-1000 Fax (304) 378-1000
---	--	--

LEGAL DESCRIPTION OF AIRSPACE ABOVE
PARCEL T, RAVENWOOD 28th AVE. FLL AIRPORT PLAT PLAT 71
P.L. 102, P. 6, E.G.T.

LEGAL DESCRIPTION: (Parcel T, Ravenwood 28th Ave. FLL Airport, (Plat 71), Plat Book 102, Page 6, Broward County Records)

That portion of Airspace lying above the following described Runway Protection Zone Surface for Fort Lauderdale-Hollywood International Airport, according to Federal Aviation Administration Regulations (FAR) Part 77 Approach Surface, above and above Parcel T, Ravenwood 28th Ave. FLL Airport, Plat (Plat 71), according to the plat thereof as recorded in Plat Book 102, Page 6 of the Public Records of Broward County, Florida. Said Airspace being more particularly described as follows:

Beginning at the Southeast Corner of said parcel T, the Transition Slope Surface for said Airspace, having an elevation of 69.11 feet;

Thence S.89°30'40"W, along the South Line end to the Southwest corner of said parcel T, a distance of 271.57 feet, the Runway Protection Zone Surface for the approach end of Runway 01 of said Fort-Lauderdale-Hollywood International Airport, having an elevation of 71.42 feet;

Thence N.17°35'18"E, along the West Line end to the Northwest corner of said parcel T, a distance of 272.02 feet, said Transition Slope Surface for said Runway 01-272 having an elevation of 103.12 feet;

Thence N.88°35'40"E, along the North Line end to the Northeast corner of said parcel T, a distance of 194.85 feet, said Transition Slope Surface having an elevation of 108.24 feet;

Thence S.00°56'37"E, along the East Line of said parcel T, a distance of 250 feet to the Point of Beginning. Said Transition Slope Surface having an elevation of 69.11 feet.

Said Surface Situated within Broward County, Florida.

Surveyor's Notes:

1. The Bearings shown herein are and are based on N.01°33'23"W, along the West Line of the Southeast One-quarter of Section 20-38-02, as shown on the plat of Ravenwood 28th Ave. FLL Airport (Plat 71), according to the plat thereof, recorded in Plat Book 102, Page 6 of the Public Records of Broward County, Florida.
2. The elevations referred to herein are based on North American Vertical Datum of 1985 (N.A.V.D. 85 elevation).
3. Stoner & Associates, Inc., authored the legal description shown herein without the benefit of a title search.
4. The distances referred to in the Legal Description are horizontal distances.

1372 North University Drive
Plantation, Florida 33322



STONER & ASSOCIATES, Inc.

SURVEYORS - PLANNERS
L.B. 6633

Tel. (954) 370-1880
Fax (954) 370-1883

**LEGAL DESCRIPTION OF AIRSPACE ABOVE
PARCEL "I", RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7)
P.B. 162, PG. 9, B.C.R.**

LEGAL DESCRIPTION: (Parcel "I", Ravenswood 26th Ave. FLL Airport, (Plat 7), Plat Book 162, Page 9, Broward County Records.)

That portion of Airspace lying above the following described Runway Protection Zone Surface for Fort Lauderdale-Hollywood International Airport, according to Federal Aviation Administration Regulations (FAR) Part 77 Approach Surfaces, situate above Parcel "I", Ravenswood 26TH Ave. FLL Airport Plat (Plat 7), according to the plat thereof as recorded in Plat Book 162, Page 9 of the Public Records of Broward County, Florida. Said Airspace being more particularly described as follows.

Beginning at the Southeast Corner of said parcel "I", the Transition Slope Surface for said Airspace, having an elevation of 69.11 feet;

Thence S.88°30'40"W., along the South line and to the Southwest corner of said parcel "I", a distance of 271.97 feet, the Runway Protection Zone Surface for the approach end of Runway 9L of said Fort-Lauderdale-Hollywood International Airport, having an elevation of 71.42 feet;

Thence N.17°35'18"E., along the West Line and to the Northwest corner of said parcel "I", a distance of 275.09 feet, said Transition Slope Surface for said Runway 9L-27R having an elevation of 105.18 feet;

Thence N.88°30'40"E., along the North Line and to the Northeast corner of said parcel "I", a distance of 184.55 feet, said Transition Slope Surface having an elevation of 106.24 feet.

Thence S.00°56'27"E., along the East Line of said parcel "I", a distance of 260 feet to the Point of Beginning. Said Transition Slope Surface having an elevation of 69.11 feet

Said Surface Situates within Broward County, Florida.

Surveyor's Notes:

1. The Bearings shown hereon are grid based on N.01°55'23"W., along the West Line of the Southeast One-quarter of Section 20-50-42, as shown on the plat of Ravenswood 26Th. Ave. FLL Airport (Plat 7), according to the plat thereof, recorded in Plat Book 158, Page 3 of the Public Records of Broward County, Florida.
2. The elevations referred to herein are based on North American Vertical Datum of 1988 (N.A.V.D. 88 elevations).
3. Stoner & Associates, Inc., authored the legal description shown hereon without the benefit of a title search.
4. The distances referred to in the Legal Description are horizontal distances.

Proposed Office / Repair Shop for
Prime Realty, Inc.

3301 SW 26th Terrace
Dania Beach, Florida

TRAFFIC STATEMENT

prepared for:
Ahrens Companies

KBP CONSULTING, INC.

September 2020

Proposed Office / Repair Shop for Prime Realty, Inc.

3301 SW 26th Terrace
Dania Beach, Florida

Traffic Statement

September 2020

Prepared for:
Ahrens Companies

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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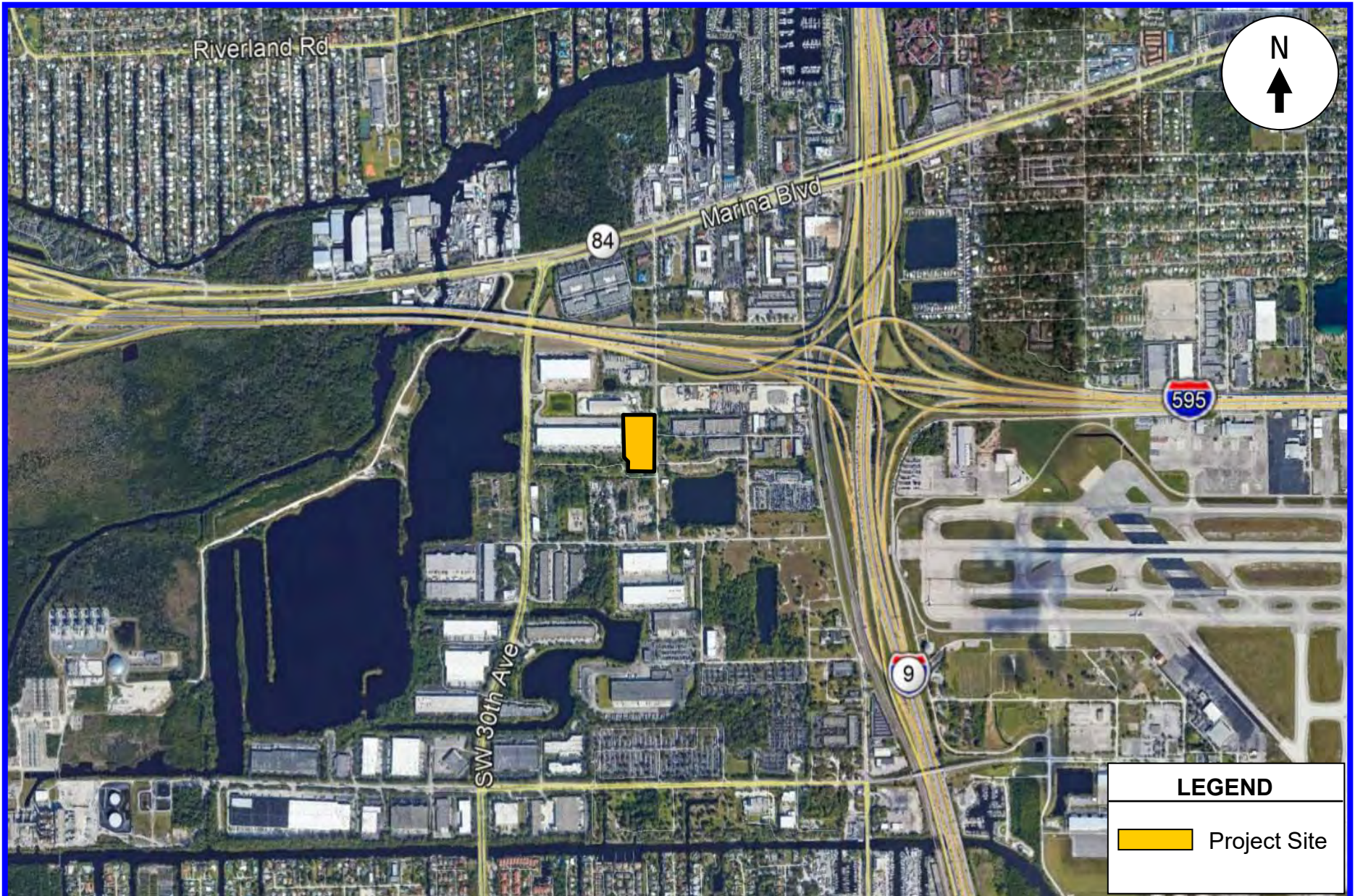
INTRODUCTION

There are two (2) parcels of land located on the west side of SW 26th Terrace at SW 34th Court in Dania Beach, Broward County, Florida. More specifically the subject parcels are located at 3301 SW 26th Terrace and 3480 SW 26th Terrace and the Broward County Parcel ID Numbers are 5042 20 58 0010 and 5042 20 52 0090. This site is proposed to be developed with an automobile repair facility. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by the Ahrens Companies to prepare a traffic statement in connection with this proposed facility. This study addresses the vehicular traffic volumes expected to be generated by the proposed land use and the projected turning movement volumes at the project driveways on SW 26th Terrace.

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



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Prime Realty
Dania Beach, Florida

INVENTORY

Existing Land Use and Access

The subject site is currently vacant / undeveloped. The total land area of the site is approximately 2.33 acres (+/- 101,345 square feet) and there is no formal vehicular access.

Proposed Land Use and Access

The subject site will be developed with a single-story, 6,007 square foot automobile repair shop building with associated offices. Vehicular access to the site will be provided via two (2) full access driveways on SW 26th Terrace. Appendix A contains the preliminary site plan for the proposed development.

Roadway System

SW 26th Terrace is adjacent to the site and is a two-way, two lane local roadway. This north-south roadway provides access to State Road 84 to the north and SW 36th Street to the south. Other local roadways in the immediate area include Ravenswood Road and SW 30th Avenue. These roadways provide access to the major roadways of the area including Griffin Road (State Road 818), Interstate 95 and Interstate 595.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed development. The analysis was performed utilizing the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analysis was undertaken for AM peak hour and PM peak hour conditions. According to the referenced ITE manual, the most appropriate land use category and corresponding trip generation rates and equations for the proposed development are as follows:

ITE Land Use #942 – Automobile Care Center

- ❑ AM Peak Hour: $T = 2.25 (X)$ (66% in / 34% out)
where T = number of trips and X = 1,000 square feet of gross floor area
- ❑ PM Peak Hour: $T = 2.41 (X) + 11.83$ (48% in / 52% out)

Utilizing the trip generation rates and equations from the referenced ITE manual, a trip generation analysis was undertaken for the proposed development on the subject site. The results of this effort are documented in Table 1 below. Relevant excerpts from the ITE manual are presented in Appendix B.

Table 1 Prime Realty Trip Generation Analysis Dania Beach, Florida							
Land Use	Size	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
<i>Proposed</i>							
Automobile Care Center	6,007 SF	9	5	14	12	14	26

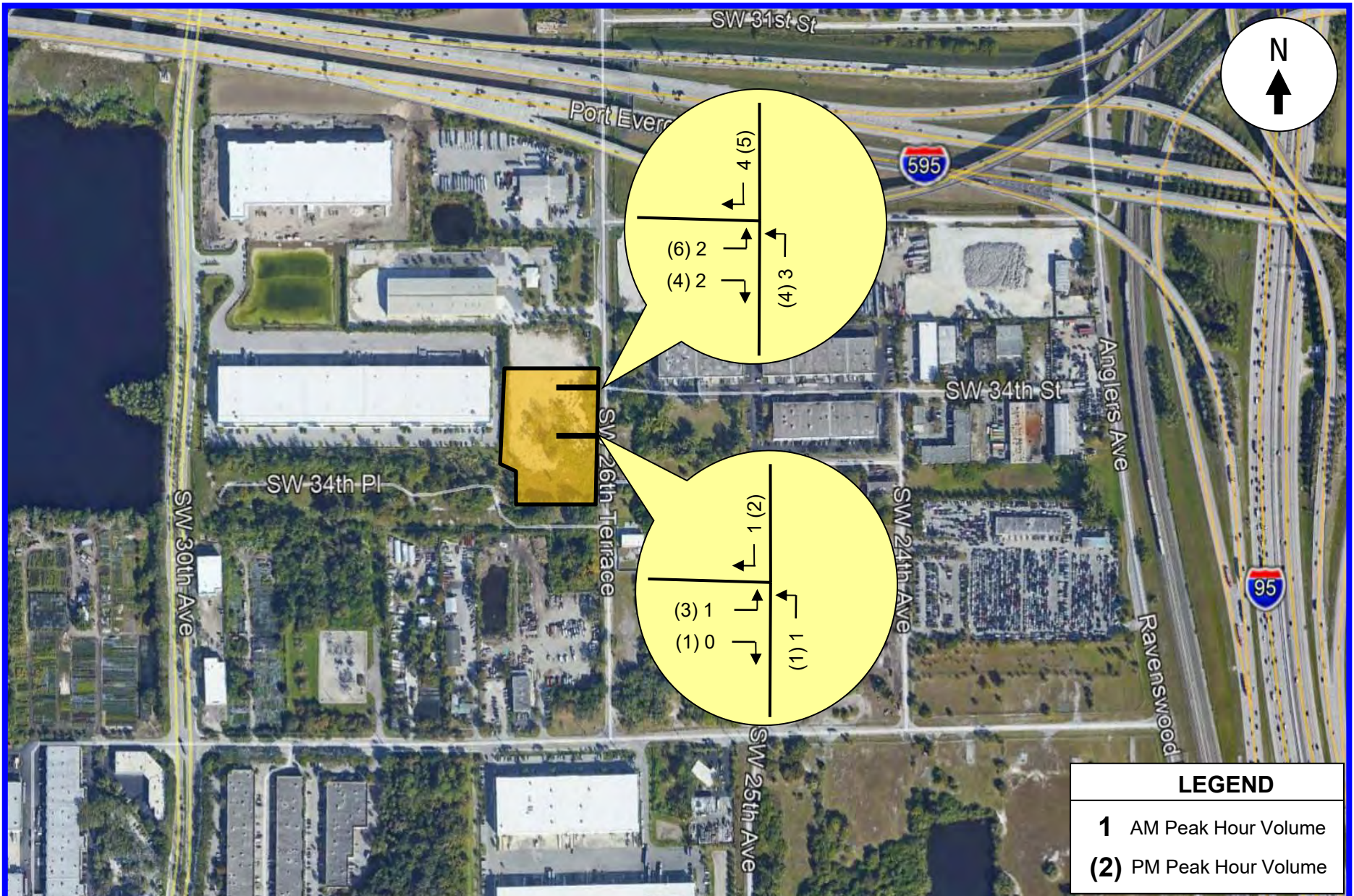
Compiled by: KBP Consulting, Inc. (September 2020).

Source: ITE Trip Generation Manual (10th Edition).

As indicated in Table 1, the proposed project is anticipated to generate 14 AM peak hour vehicle trips (9 inbound and 5 outbound) and 26 vehicle trips (12 inbound and 14 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

Based upon the proposed site plan, it is anticipated that most of the automobile traffic associated with the employees and customers will utilize the northern driveway on SW 26th Terrace while the traffic associated with the actual repair activities and tow truck deliveries will utilize the southern driveway. The external trip distribution and traffic assignment for the automobile repair shop was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes / patterns, and existing land use patterns. Figure 2 on the following page presents the AM and PM peak hour driveway volumes. Based upon the projected driveway volumes anticipated during the AM and PM peak hours, exclusive turn lanes are not warranted.



SUMMARY & CONCLUSIONS

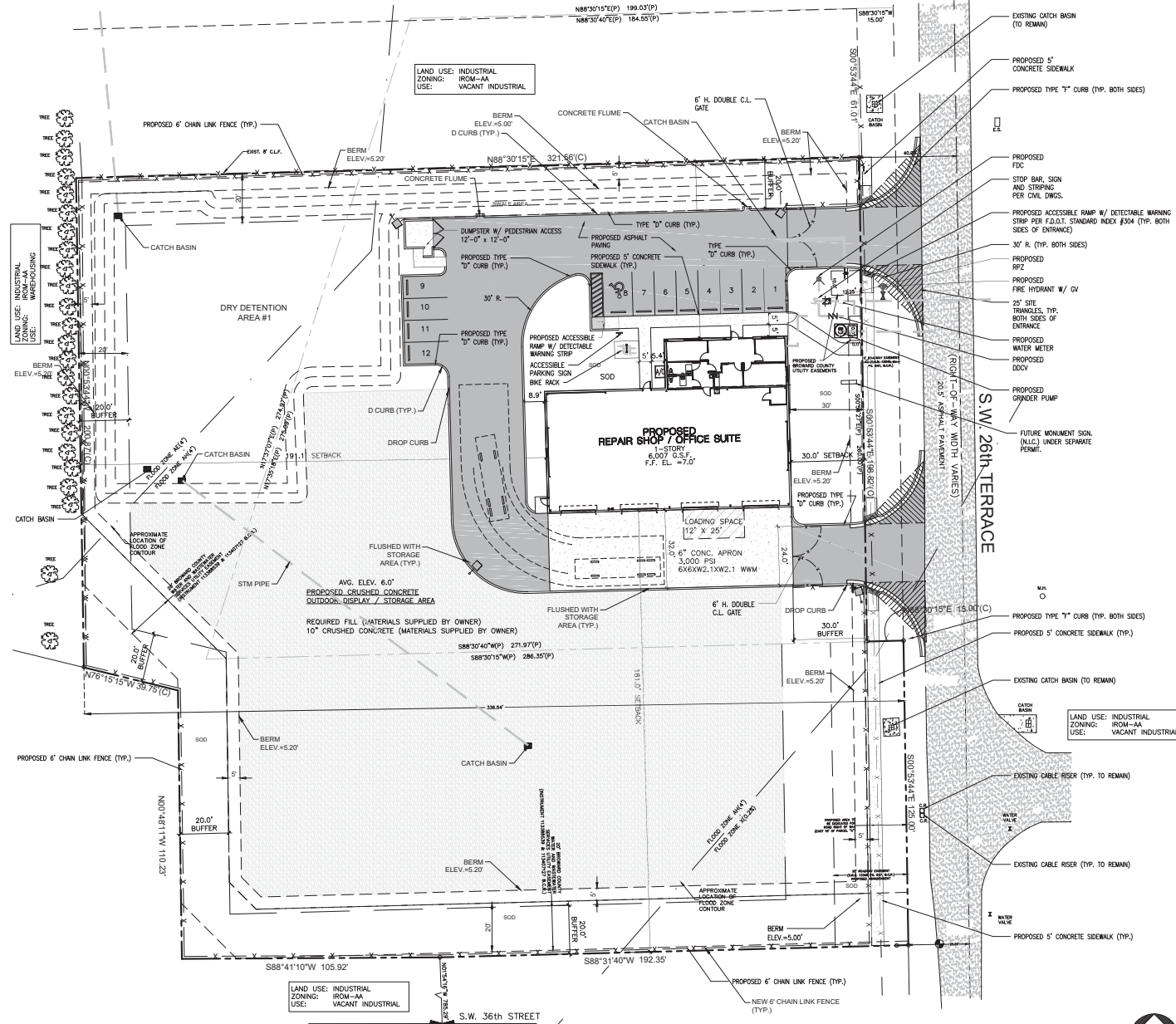
There are two (2) parcels of land located on the west side of SW 26th Terrace at SW 34th Court in Dania Beach, Broward County, Florida. More specifically the subject parcels are located at 3301 SW 26th Terrace and 3480 SW 26th Terrace. The subject site will be developed with a single-story, 6,007 square foot automobile repair shop building with associated offices. Vehicular access to the site will be provided via two (2) full access driveways on SW 26th Terrace.

The trip generation analysis indicates that the proposed project is anticipated to generate 14 AM peak hour vehicle trips (9 inbound and 5 outbound) and 26 vehicle trips (12 inbound and 14 outbound) during the typical afternoon peak hour. Based upon the anticipated driveway volumes, exclusive turn lanes are not warranted.

Appendix A

Prime Realty – Dania Beach

Site Plan



TOTAL SPACES PROVIDED:		12 SPACES
LOADING REQUIREMENTS		
PER SEC. 270-20 - OFF-STREET LOADING REQUIRED		
DESCRIPTION	REQUIRED	PROVIDED
COMMERCIAL, WAREHOUSE, MANUFACTURING OR INDUSTRIAL ESTABLISHMENT 4,000 - 25,000 SQ. FT.	1 SPACE	1 SPACE

Appendix B

Prime Realty – Dania Beach

**Relevant Excerpts from the
*ITE Trip Generation Manual (10th Edition)***

Land Use: 942

Automobile Care Center

Description

An automobile care center houses numerous businesses that provide automobile-related services, such as repair and servicing, stereo installation, and seat cover upholstery. Quick lubrication vehicle shop (Land Use 941) and automobile parts and service center (Land Use 943) are related uses.

Additional Data

The PM peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

The sites were surveyed in the 1980s and the 1990s in California and Florida.

Source Numbers

267, 273, 439, 715

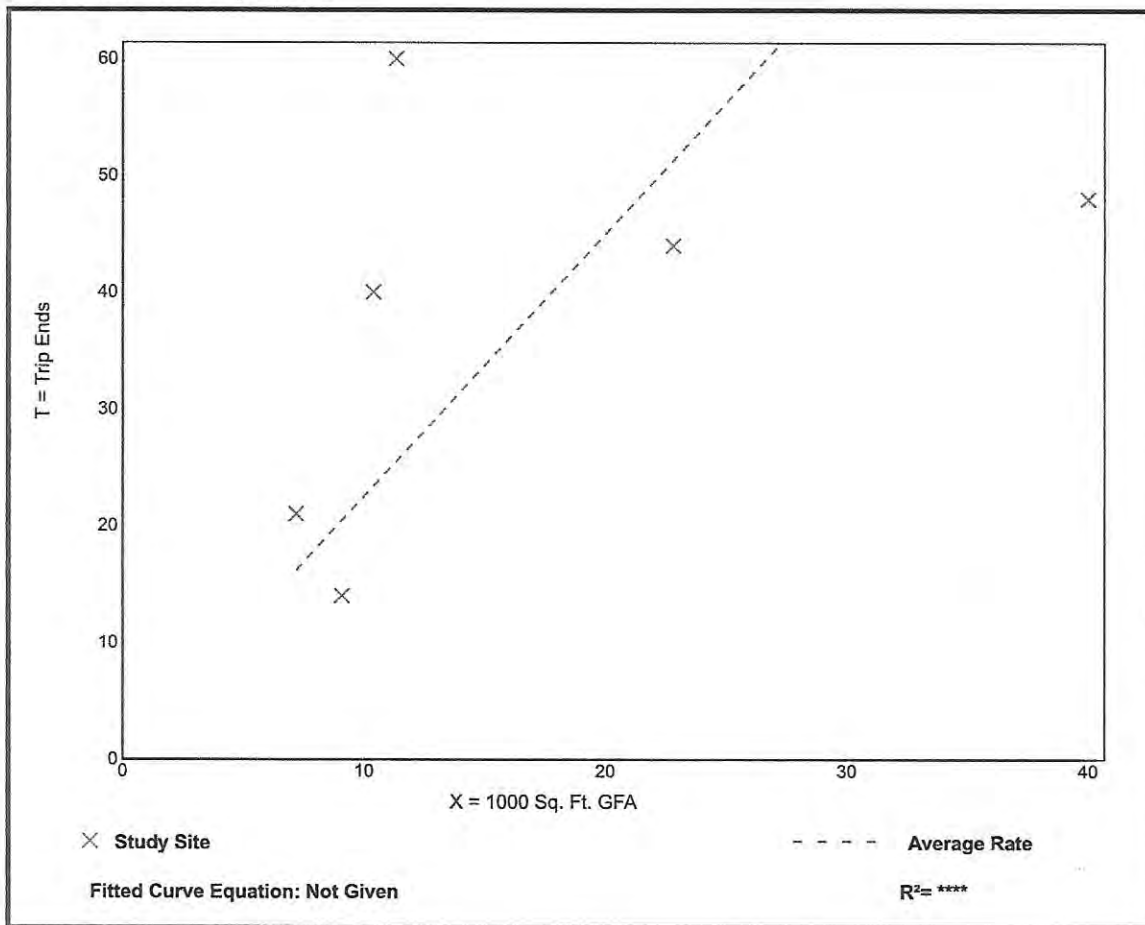
Automobile Care Center (942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 6
 1000 Sq. Ft. GFA: 17
 Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.25	1.20 - 5.30	1.49

Data Plot and Equation



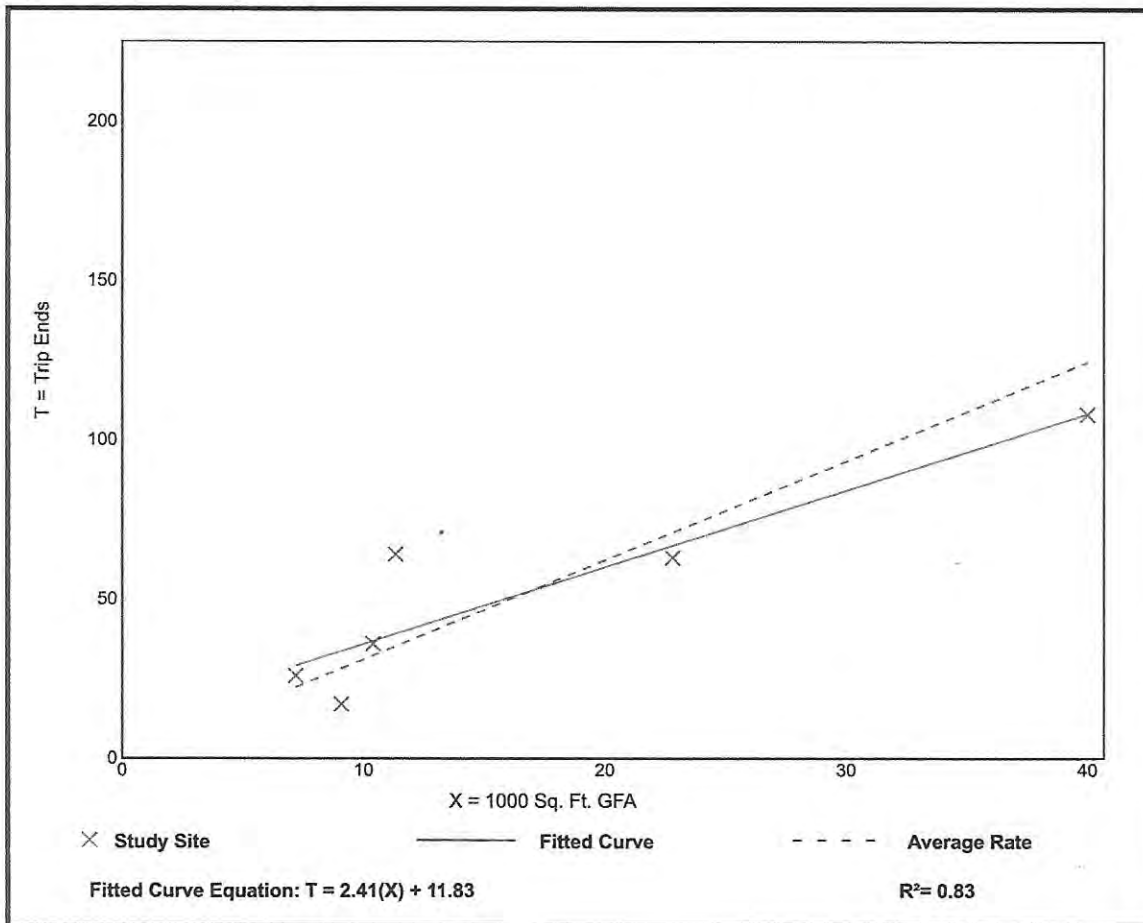
Automobile Care Center (942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 6
 1000 Sq. Ft. GFA: 17
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.11	1.87 - 5.65	1.09

Data Plot and Equation





DRAINAGE STATEMENT
for
Dania Beach Office/Repair Shop, Broward County, FL
Engenuity Group, Inc. Project No. 20134.01

Existing Conditions:

The existing site is a vacant property approximately 2.33 acres located 3480 SW 26th Terrace (504220520090), and 3301 SW 26th Terrace, (504220580010), Dania Beach, FL 33312.

The site is currently undeveloped vacant property consisting of trees, vegetation and stones. There is currently no existing drainage system for the site. The existing topography of the site is reasonably flat and the survey indicates elevations ranging from 2.00 ft NAVD to 5.60 ft NAVD. The site located within the Coastal Basin and it is not bounded by any drainage districts. Since soil characteristics in the area are sandy soil, the site has very good percolation rates. There is currently no existing permit with South Florida Water Management District (SFWMD) for the site. However, the site is within a Master Drainage System that shared by different owners. The drainage basin combines 4 development sites, Pantropic Power, Sun Recycling 3 and Bridge Pointe at Marina Mile and the I-595 Business center. Total combined area is 35.52 acres and shares a wet and dry detention/retention area as well as an outfall to the North New River.

Proposed Improvements:

The proposed site improvements consist of a proposed office/repair shop building approximately repair storage areas and, parking. The proposed storm drainage will consist of a network of interconnected drains, dry detention which will provide water quality and attenuation prior to discharging into the master drainage system which will be connected to a control structure and bleeder for positive outfall into the adjacent development Bridge pointe at Marina Mile stormwater management system. Since the site will be raised above the existing FEMA flood plain elevation of 4.00 NAVD. The compensating storage will be provided for any loss of floodplain storage within the site by analyzing the 100 year flood contour map for Broward County. The 100-year flood contour maps as provided by the Broward County Department of Planning and Environmental Protection, Water Resource Management Division indicates that the 100-year Flood Elevation is 5.5 NAVD. The drainage system design will meet the requirements of all appropriate permitting agencies.

Adam Swaney, P.E. State of Florida, Professional Engineer, License No. 72235

This item has been electronically signed and sealed by Adam Swaney, PE, on 09/02/2020 using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication Code must be verified on any electronic copies.

Adam Swaney, P.E.
FL License #72235
Certificate of Authorization #7095

2020 09-01 DRAINAGE STMT
Project No. 20134.01

ACCENT - ANTIQUE SLATE PPG13-29



1

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH(561) 863-9004 LIC. #CBC006515 #A26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

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PROPOSED OFFICE / WAREHOUSE FOR
PRIME REALTY CAPITAL, LLC.
DANIA BEACH, FL



JANDRA MOLINA-JACKSON
ENSE #: AR96626

DATE:
-02-20

SALE:
2" = 1'-0"

RAWN:
author

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-000015

SHEET TILE:

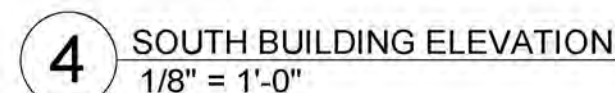
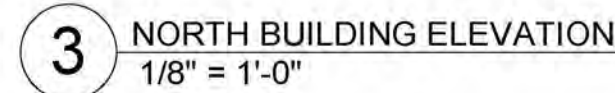
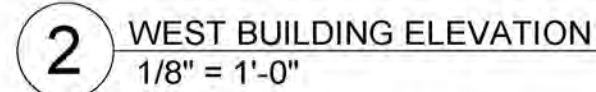
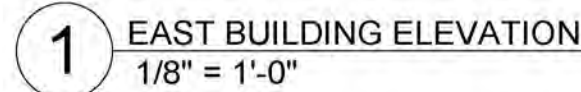
COLOR OPTIONS

EET #:

A-303

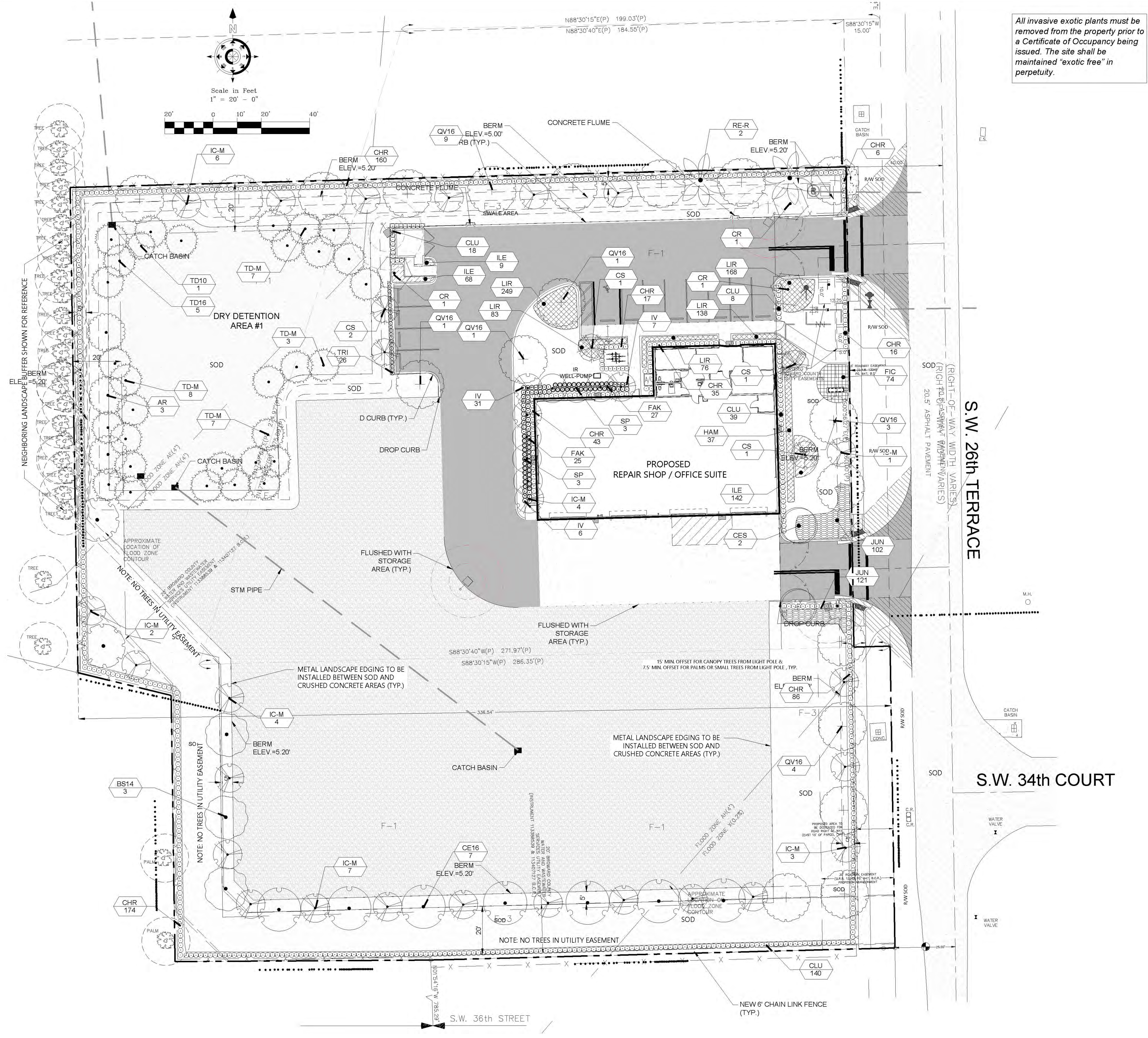
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1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

[illegible]

SHEET #:
A 200

A-200



All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

Base information provided by Ahrens Companies Site Plan via electronic file on 9/1/20. These plans are to be used for proposed planting installation purposes only. Field verification of existing conditions shall be performed prior to material installation. All hardscape and site drainage shall be by others.

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Project Site Planners / Contractors

AHRENS COMPANIES

DESIGN/BUILD • GENERAL CONSTRUCTION

OFFICE: (561) 863-9004 LICENSE: #CB000515 #A28000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PLANT SCHEDULE									
A- SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	CAT SF		
BSH 4	7	Bursera simaruba	Caribbean Bursera	14' HT MIN, 2" DBH, 4.5' CT	CAT 1	NATIVE	300 SF		
CE16	7	Conocarpus erectus	Buttonwood	16' HT MIN, 3" DBH, 5' CT	CAT 2	NATIVE	150 SF		
QV16	19	Quercus virginiana	Southern Live Oak	16' HT MIN, 3" DBH, 5' CT	CAT 1	NATIVE	300 SF		
SM15	2	Sonneratia maritima	West Indian Mahoe	16' HT MIN, 3" DBH, 5' CT	CAT 1	NATIVE	300 SF		
TD10	5	Taxodium distichum	Bald Cypress	16' HT MIN, 3" DBH, 5' CT	CAT 1	NATIVE	300 SF		
B- INTERMEDIATE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	CAT SF		
AR	3	Azadirachta indica	Neelamperi	12' HT MIN, 2" DBH, 4' CT	CAT 1	NATIVE	300 SF		
CR	3	Cordia alliodora	Autograph Tree	12' HT MIN, 2" DBH, 4' CT	CAT 2	NATIVE	150 SF		
C- SMALL TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	CAT SF		
CS	5	Cassia surstyliana	Cassia	10' HT X 4' SPR, 1.5" @ 3' CT	CAT 3	NONNATIVE	100 SF		
CES	2	Conocarpus erectus 'Sensuous'	Silver Buttonwood	10' HT X 4' SPR, 1.5" @ 3' CT	CAT 3	NATIVE	100 SF		
TD10	1	Taxodium distichum	Bald Cypress	10' HT X 4' SPR, 1.5" @ 3' CT	CAT 1	NATIVE	100 SF		
MITIGATION REPLACEMENT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	CAT SF		
ICM	37	Ipomoea pes-caprae	Caribbean Holly	10' HT X 4' SPR, 1" @ 3' CT	CAT 2	NATIVE	150 SF		
TD-M	25	Taxodium distichum	Bald Cypress	16' HT MIN, 3" DBH, 5' CT	CAT 1	NATIVE	300 SF		
PALMS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	CAT SF		
RE-R	2	Royaltia elata	Florida Royal Palm	EXISTING	CAT 3	NATIVE	100 SF		
SP	6	Sabal palmetto	Cabbage Palmetto	6' - 14' GW, STG HTS	CAT 3	NATIVE	100 SF		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	SPACING		
CHR	538	Chrysanthemum leucanthemum	Coco Plum	36" HT	PLANT SOLID	NATIVE			
CLU	306	Clusia guthriei	Small Leaf Clusia	36" HT	PLANT SOLID	NONNATIVE			
IV	44	Ischaemum verticillatum	Dwarf Schillingia Holly	3' @ 16"	PLANT SOLID	NONNATIVE			
TRI	26	Schefflera arborescens	Schefflera	24" HT	18" OC	NONNATIVE			
FAK	52	Triplaris dactyloides	Fakahatchee Grass	24" x 24"	AS SHOWN	NATIVE			
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	SPACING		
HAM	37	Hamelia patens	Pink Bush	24" HT	2' OC	NATIVE			
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY	NATIVE	SPACING		
RIC	74	Ruellia microcarpa	Green Island Pansy	18" HT	18" OC	NONNATIVE			
ILE	216	Ischaemum verticillatum	Dwarf Schillingia Holly	12" HT	12" OC	NATIVE			
JUN	214	Juncus horizontalis	Creeping Juniper	18" HT	18" OC	NONNATIVE			
LIR	714	Liriodendron tulipifera	Liriodendron	12" HT	12" OC	NONNATIVE			
SOD	10,157 SF	Syntherisma secundum	Floratam	Grass	12" OC	NONNATIVE			
SODA	22,030 SF	Syntherisma secundum	Floratam	Grass	12" OC	NONNATIVE			

LANDSCAPE DATA			
ZONING CATEGORY	IROM-AA (Industrial / research / office / marine)		
TOTAL SITE AREA	101,139 SF		
TOTAL NEW BUILDING COVERAGE	6,040 SF		
TOTAL IMPERVIOUS AREA	21,432 SF		
TOTAL VEHICULAR USE AREA	14,325 SF		
DRY RETENTION AREAS	15,496 SF		
GRAVEL STORAGE AREA	35,233 SF		
TOTAL PERVIOUS / GREEN AREA	44,474 SF		
OVERALL LANDSCAPE		MIN. REQUIRED	PROVIDED
PERIMETER BUFFER LANDSCAPE (sec. 275-120)			
16' MIN HT SHADE TREES @ INSTALL AND 36' MIN HT CONTINUOUS HEDGE @ INSTALL			
NORTH BUFFER - 321 LF			
TREES	1 TREE PER 40 LF	8 TREES	8 TREES
SHRUBS	CONTINUOUS HEDGE ROW (36" HT @ 2' OC)		PROVIDED (SEE LP1)
EAST BUFFER (ROW) - 292 LF			
TREES	1 TREE PER 40 LF	7 TREES	7 TREES
SHRUBS	CONTINUOUS HEDGE ROW (36" HT @ 2' OC)		PROVIDED (SEE LP1)
SOUTH BUFFER - 297 LF			
TREES	1 TREE PER 40 LF	7 TREES	7 TREES
SHRUBS	CONTINUOUS HEDGE ROW (36" HT @ 2' OC)		PROVIDED (SEE LP1)
WEST BUFFER - 349 LF			
TREES	1 TREE PER 40 LF	9 TREES	9 TREES
SHRUBS	CONTINUOUS HEDGE ROW (36" HT @ 2' OC)		PROVIDED (SEE LP1)
VUA LANDSCAPE AREA (sec. 275-100)			
TOTAL VUA = 14,325 SF			
PERIMETER BUFFERS FOR VUA (sec. 275-90)			
Requirement met with perimeter buffer trees (see above)			
INTERIOR LANDSCAPE FOR VUA			
20% OF THE TOTAL VUA SF		2,865 SF	2,865 SF
TERMINAL PARKING AREA PENINSULAS			
(2) CAT 1 TREE PER ISLAND OR (2) CAT 2 OR 3 TREES		4 (CAT 1) TREES	4 (CAT 1) SHADE TREES
NON-VEHICULAR USE AREA (sec. 275-140)			
NVOS LANDSCAPE AREA (NIC WATER BODIES OR STORMWATER RETENTION/DETENTION AREAS)	28,978 SF REMAINING OPEN GREEN AREA	LESS THAN 30% OF SITE	
1 TREE PER 2000 SF OF NVOS (28978 SF / 2000)		15 TREES	15 TREES
10 SHRUBS PER 2000 SF OF NVOS		145 SHRUBS	145+ SHRUBS
TOTAL OF ALL TREES REQUIRED & PROVIDED TO MEET			
CODE		50 TREES	71 TREES & PALMS
TOTAL OF ALL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS			
LANDSCAPE FOR SCREENING (sec. 275-170)		84 TREES	52
STRUCTURES			
EQUIPMENT	20% MIN @ FRONT		100%
SIGNS	MIN ON 3 SIDES @ MIN. 30 INCHES TALL		PROVIDED
NATIVE & DIVERSIFICATION			
NATIVE TREES & PALMS	50% MIN OF 71 PROVIDED	36 MIN NATIVE	65 TREES & PALMS (92%)
NATIVE SHRUBS & GROUNDCOVERS	50% MIN OF 1506 PROVIDED	753 MIN NATIVE	764 SHRUBS (51%)
PLANT SIZE DISTRIBUTION (sec. 275-190)			
SHADE TREES (14' HT MIN, 2.5" DBH, 4.5' MIN CLEAR TRUNK)		40 % = 20 TREES min	36 SHADE TREES
INTERMEDIATE TREES (12' HT MIN, 2" DBH, 4' CLEAR TRUNK)		30 % = 15 TREES max	6 INTERMEDIATE TREES
SMALL TREES (10' HT X 4' SPR, 1.5" DBH, 3' MIN CLEAR TRUNK)		10 % = 5 TREES max	8 SMALL TREES
PALM TREES (6' GREY WOOD MIN.)		20 % = 10 PALMS max	6 NEW PALMS (& 2 EX RELOCATED ROYALS)
* Refer to Plant List column for detail breakdown			

LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA666715
lbenderlarch@gmail.com

REVISIONS

1	DRG REVIEW REV 1	09/30/20
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PROPOSED FACILITY FOR
PRIME REALTY, LLC
3401 SW 26TH TERRACE
DANIA BEACH, FLORIDA 33312
PROPOSED LANDSCAPE PLAN

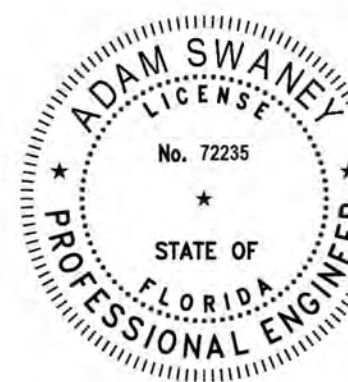
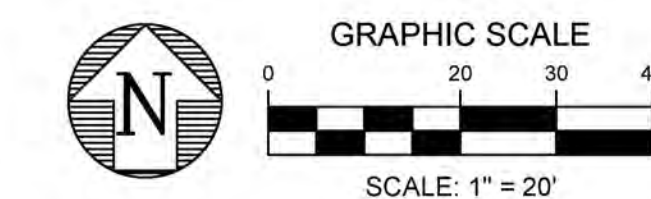
Lynn M Bender
Digitally signed by
Lynn M Bender
Date: 2020.09.30
21:27:50 -0400

Designed: LMB
Drawn: LMB
Date: 09-02-2020
Job No.: #20-126

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LP1
of 2



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 ENGINEER REPRESENTING
 GENUITY GROUP, INC.

signed by
Adam Swane P.E.
Date:
2020.09.30
17-31-50-041

3401 SW 26TH TERRACE
PROPOSED OFFICE/REPAIR SHOP
DANIA BEACH, FLORIDA
PAVING, GRADING AND DRAINAGE PLAN

202134.01_PRELIM_PLAN.dwg DATE: 9/30/2020 5:10 PM

J.Land Projects R2013/4.01	Dania Beach Proposed Office-Warehouse
JOB NO.	20134.01
DATE	09-30-2020
DRAWN	KL
PROJECT ENGINEER	ACS
PROJECT MANAGER	RB
CHECKED	ACS



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PLOT: 9/30/2020 5:22:29 PM

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION EXTENDING ZONING IN PROGRESS THROUGH APRIL 30, 2021; EXTENDING THE DECLARATION THAT THE CITY IS CONSIDERING AN AMENDMENT TO ITS LAND DEVELOPMENT REGULATIONS TO CREATE A ZONING OVERLAY DISTRICT, AND TO CREATE A ZONING OVERLAY FOR THE GENERAL VICINITY OF THE RESIDENTIAL LOTS ON SW 36 TERRACE, SW 37 AVENUE AND SW 37 TERRACE, STRETCHING FROM STIRLING ROAD NORTH FOR APPROXIMATELY 1,280 LINEAR FEET, TO THE END OF THE STREETS FOR AN OAK HAMMOCK TREE CANOPY OVERLAY IN ORDER TO PROTECT THE HISTORIC HERITAGE TREE CANOPY OF THIS OAK HAMMOCK.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

CM Zoning in Progress, SR Zoning in Progress Extension, R-2021- Extending Zoning in Progress Enacted Under R-2020-094 AND R-2020-145 (to Create Article 826 Oak Hammock Tree Canopy Overlay District)



CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: January 12, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning and Zoning Manager

Eleanor Norena
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DN: cn=Eleanor Norena,
ou=Community Development, cn,
email=eleanor.norena@cityofdanibeach.org,
c=US
Date: 2020.12.18 09:04:56 -05'00'

Corinne Lajoie

Digitally signed by Corinne Lajoie
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ou=Community Development, cn,
email=corinne.lajoie@cityofdanibeach.org,
c=US
Date: 2020.12.18 09:04:56 -05'00'

Richard Lorber
Digitally signed by Richard Lorber
DN: cn=Richard Lorber, ou=City of Dania
Beach, ou=PLZ,
email=richardlorber@cityofdanibeach.org, c=US
Date: 2020.12.17 15:01:34 -05'00'

SUBJECT: **Zoning-in-Progress:** The City Commission is extending the zoning in progress to allow the City to consider amending its Land Development Code (LDC) and Zoning Map to create a zoning overlay district and applicable regulations, creating Article 826 entitled "Oak Hammock Tree Canopy Overlay" to create additional tree protections for trees in the general vicinity of the residential lots on SW 36 terrace, SW 37 avenue and SW 37 terrace.

Request

ZONING-IN-PROGRESS

Extend the previously established Zoning-in-Progress for the consideration of the creation of a zoning overlay district and applicable regulations.

Background

On August 25, 2020, the City Commission invoked a Zoning-in-Progress to allow the city to consider amending its LDC to create a zoning overlay and applicable regulations. The Zoning-in-Progress was valid for 90 days, expiring November 25, 2020. On November 10, 2020, the City Commission extended the Zoning-in-Progress another sixty (60) days, to expire on January 31, 2021.

At this time, staff anticipates the final public hearing on the amendments to occur in the next few months. Therefore, staff is requesting an extension of the Zoning-in-Progress for an additional 90 days, until April 30, 2021.

Budgetary Impact

None.

Recommendation

Approve the Resolution.



CITY OF DANIA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: January 12, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning and Zoning Manager

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena,
ou=Community Development, ou=City of Dania Beach,
email=enorena@danibeachfl.gov, c=US
Date: 2021.01.12 09:04:51 -0500

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, ou=City of Dania Beach,
ou=Community Development, ou=Planning Division,
email=clajoie@danibeachfl.gov, c=US
Date: 2021.01.12 09:04:51 -0500

Digitally signed by Richard Lorber
DN: cn=Richard Lorber, ou=City of Dania Beach, ou=PAZ,
email=rlorber@danibeachfl.gov, c=US
Date: 2021.01.12 15:02:13 -0500

SUBJECT: **Zoning-in-Progress:** The City Commission is extending the zoning in progress to allow the City to considering amending its Land Development Code (LDC) and Zoning Map to create a zoning overlay district and applicable regulations, creating Article 826 entitled "Oak Hammock Tree Canopy Overlay" to create additional tree protections for trees in the general vicinity of the residential lots on SW 36 terrace, SW 37 avenue and SW 37 terrace.

Request

ZONING-IN-PROGRESS

Extend the previously established Zoning-in-Progress for the consideration of a zoning overlay district and applicable regulations.

Background

The City Commission desires to review its existing LDC to determine if there is a need to create an Oak Hammock Tree Canopy Overlay for the Harger Hills area. This area consists of the residential lots on SW 36 Terrace, SW 37 Avenue and SW 37 Terrace, stretching from Stirling Road north, for approximately 1,280 linear feet, to the end of the streets. It includes approximately thirty (30) gross acres and seventy-three (73) parcels, all within the City.

The intent of the proposed Oak Hammock Tree Protection Overlay District would be to preserve the functional, ecological, and aesthetic integrity of the existing oak (mesic temperate) tree hammock community in a particular area described herein by establishing additional protections beyond what Section 825 of the City's Land Development Code currently provides.

It is the City's desire to acknowledge the unique and irreplaceable nature of this tree hammock community. Therefore the City wishes to implement an enhanced institutional control that encourages conservation and preservation of this remnant natural area for the variety of reasons listed below while still enabling responsible development, redevelopment, or property improvement within the included properties.

To that end, the City Commission has previously invoked zoning in progress, and has directed staff to begin developing Regulations for City Commission review and adoption as provided in Chapter 28 of the Code of Ordinances of the City of Dania Beach.

The City wishes to place all parties on notice that it is considering amending its regulations. Any proposed use of property in the City for the creation of the Oak Hammock Tree Canopy Overlay District, which draft regulations will be reviewed for compliance with any changes made to the Regulations as contemplated in this Resolution as of the effective date of this Resolution.

This extension request will extend the Zoning in Progress through to the end of April to allow staff time to complete the public hearing and community outreach process.

PUBLIC HEARING NOTICE

This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code.

Recommendation

Approve the resolution invoking zoning in progress extension to April 30, 2021.

RESOLUTION NO. 2021-009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 670-10(3), OF CHAPTER 28, OF THE CITY'S CODE, EXTENDING ZONING IN PROGRESS (ENACTED UNDER RESOLUTIONS NO. 2020-094 AND 2020-145) THROUGH APRIL 30, 2021; EXTENDING THE DECLARATION THAT THE CITY IS CONSIDERING AN AMENDMENT TO ITS LAND DEVELOPMENT REGULATIONS TO CREATE A ZONING OVERLAY DISTRICT, TO CREATE ARTICLE 826 TO BE ENTITLED "OAK HAMMOCK TREE PROTECTION OVERLAY" UNDER THE CITY'S LAND DEVELOPMENT CODE (LDC) OF THE CITY OF DANIA BEACH CODE, AND APPROVING THE APPLICATION REQUEST (TX-065-20), MADE BY THE CITY OF DANIA BEACH TO CREATE A ZONING OVERLAY FOR THE GENERAL VICINITY OF THE RESIDENTIAL LOTS ON SW 36 TERRACE, SW 37 AVENUE AND SW 37 TERRACE, STRETCHING FROM STIRLING ROAD NORTH FOR APPROXIMATELY 1,280 LINEAR FEET, TO THE END OF THE STREETS, AND INCLUDES APPROXIMATELY 40 GROSS ACRES AND 74 PARCELS, IN THE CITY OF DANIA BEACH, FLORIDA, WHICH PROPERTY IS LEGALLY DESCRIBED IN AMENDED EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR AN OAK HAMMOCK TREE CANOPY OVERLAY FOR THE AREA IDENTIFIED IN ORDER TO PROTECT THE HISTORIC HERITAGE TREE CANOPY OF THIS OAK HAMMOCK, SUBJECT TO CERTAIN STANDARDS AND RESTRICTIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Dania Beach, Florida (the "City") desires to review its existing Land Development Regulations (the "LDC") to determine if there is a need to amend the LDC to create an Oak Hammock Tree Canopy Overlay for the area identified as general vicinity of the residential lots on SW 36 Terrace, SW 37 Avenue and SW 37 Terrace, stretching from Stirling Road north for approximately 1,280 linear feet, to the end of the streets, and includes approximately 30 Gross acres and 74 parcels, in the City of Dania Beach, Florida, which property is legally described in Exhibit "A," a copy of which is attached to this resolution; and

WHEREAS, the City Commission wishes to direct staff to start developing Regulations for Commission review and adoption as provided in Chapter 28 of the Code of Ordinances of the City of Dania Beach, Section 670-10 entitled "Review of Permits and Development Orders with Regard to Zoning in Progress"; and

WHEREAS, the City wishes to place all parties on notice that it is considering amending its Regulations and that any proposed use of property in the City for the creation of the Oak Hammock Tree Canopy Overlay District, which draft regulations will be reviewed for compliance with any changes made to the Regulations as contemplated in this Resolution as of the effective date of this Resolution; and

WHEREAS, on August 25, 2020, the City adopted Resolution No. 2020-094, authorizing zoning in progress for a three month period, however, in the interim the City has modified the map for the overlay area, and the City adopted Resolution No. 2020-145, which provided additional time to the City through January 31, 2021, in order to provide additional time to analyze and possibly approve the overlay ordinance; and

WHEREAS, the City Commission needs additional time to review the proposed ordinance and to come to a decision on the draft ordinance; and

WHEREAS, adoption of this Resolution at this time is in the best interest of the residents of the City of Dania Beach, Florida;

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

Section 1. **Recitals.** The above recitals are true and correct and are incorporated by this reference.

Section 2. **Zoning in Progress.** The City adopted Resolutions No. 2020-094, and 2020-145, and declared that City staff review and recommend appropriate amendments to the City's Regulations regarding the proposed Overlay known as the Oak Hammock Tree Canopy Overlay District and whether the adoption of any supplemental zoning regulations are needed. The proposed amendments to the Regulations, if adopted, will amend the City Code of Ordinances. The zoning in progress is in effect through January 31, 2021, and the City is authorizing an additional 90 day extension to the zoning-in-progress, through April 30, 2021. Therefore, requests by individuals, who seek a Certificate of Use, Occupancy, or a permit for construction for property located in the overlay district, as identified in Amended Exhibit A, (within the period from August 25, 2020 through April 30, 2021) will be reviewed, for compliance with the provisions of the proposed amendments to the Regulations. Zoning in progress shall be in effect through April 30, 2021, unless extended by the City Commission as

permitted in Section 670-10(3) of Chapter 28 of the Code of Ordinances of the City of Dania Beach.

Section 3. **Public Notice.** That a copy of this Resolution shall be posted at City Hall upon its Effective Date.

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

Section 5. **Effective Date.** That this Resolution shall become effective immediately upon its adoption.

PASSED and ADOPTED on January 12, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

Folio No. 504231010759 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 S 250 OF E1/2 LESS PT DESC IN OR 8288/127 FOR RD R/W BLK 3; Folio No. 504231010721 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 95 OF S 345 OF E1/2 BLK 3; Folio No. 504231010768 - REED LAND CO SUB 31-50-42 2-32 D LOT 16 N 105 OF S 450 OF E1/2 BLK 3; Folio No. 504231010753 - REED LAND CO SUB 2-32 D 31-50-42 N 95 OF S 545 OF E1/2 OF TR 16 BLK 3; Folio No. 504231010751 - REED LAND CO SUB 2-32 D 31-50-42 N 95 OF S 640 OF E1/2 OF TR 16 BLK 3; Folio No. 504231010765 - REED LAND CO SUB 2-32 D 31-50-42 TR 16 N 100 OF S 740 OF E1/2 BLK 3; Folio No. 504231010766 - REED LAND CO SUB 31-50-42 2-32 D LOT 16 N 95 OF S 835 OF E1/2 BLK 3; Folio No. 504231010766 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 95 OF S 930 OF E1/2 BLK 3; Folio No. 504231010758 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 100 OF S 1030 OF E1/2 BLK 3; Folio No. 504231010722 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 95 OF S 1125 OF E1/2 BLK 3; Folio No. 504231010720 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 95 OF S 1220 OF E1/2 BLK 3; Folio No. 504231010760 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 E1/2 LESS S 1220 BLK 3; Folio No. 504231010767 - REED LAND CO SUB 31-50-42 2-32 D LOT 16 W1/2 LESS S 1220 BLK 3; Folio No. 504231010755 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 95 OF S 1220 OF W1/2 BLK 3; Folio No. 504231010752 - REED LAND CO SUB 2-32 D 31-50-42 N 95 OF S 1125 OF W1/2 OF TR 16 BLK 3; Folio No. 504231010769 - REED LAND CO SUB 2-32 D 31-50-42 TR 16 N 95 OF S 1030 OF W1/2 BLK 3; Folio No. 504231010761 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 100 OF S 935 OF W1/2 BLK 3; Folio No. 504231010764 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 95 OF S 835 OF W1/2 BLK 3; Folio No. 504231010762 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 100 OF S 740 OF W1/2 BLK 3; Folio No. 504231010770 - REED LAND CO SUB 2-32 D 31-50-42 N 95 OF S 640 OF W1/2 OF TR 16 BLK 3; Folio No. 504231010763 - REED LAND CO SUB 2-32 D 31-50-42 N 100 OF S 545 OF W1/2 OF TR 16 BLK 3; Folio No. 504231010756 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 95 OF S 445 OF W1/2 BLK 3; Folio No. 504231010741 - REED LAND CO SUB 2-32 D 31-50-42 LOT 16 N 100 OF S 350 OF W1/2 BLK 3; Folio No. 504231010754 - REED LAND CO SUB 2-32 D 31-50-42 N 85 OF S 250 OF W1/2 OF LOT 16 BLK 3; Folio No. 504231010757 - REED LAND CO SUB 2-32 D 31-50-42 BEG SW COR OF LOT 16, NLY 53.01, ELY 71.60 TO POB, CONT ELY 96.61, NLY 112, WLY 97.35, SLY 112 TO POB BLK 3; Folio No. 504231020153 - HARGER HILLS 26-41 B LOT 23 N 112.03 OF S 130.03 OF E 73; Folio No. 504231020150 - HARGER HILLS 26-41 B LOT 23 N 112 OF S 130 LESS E 73 & LESS PT LYING SWLY OF CHORD FOR 25 RAD ARC, SAID ARC TANG TO W/L LOT 23 & TANG TO LINE 53 N OF S/L OF SEC 31, TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF SAID LOT, LESS STIRLING ROAD R/W & LESS 2 FT BIKEWAY; Folio No. 504231020152 - HARGER HILLS 26-41 B LOT 23 LESS S 130, TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO SAID PROP; Folio No. 504231020140 - HARGER HILLS 26-41 B LOT 22 LESS N 25, TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF SAID PT OF LOT 22; Folio No. 504231020141 - HARGER HILLS 26-41 B LOT 21, 22 N 25 TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF SAID LOTS; Folio No. 504231020120 - HARGER HILLS 26-41 B LOT 20 & E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO SAID LOT; Folio No. 504231020110 - HARGER HILLS 26-41 B LOT 19 TOGETHER WITH E 1/2 OF PT OF

VAC'D SW 37 AVE LYING W OF & ADJ TO LOT 19; Folio No. 504231020100 - HARGER HILLS 26-41 B LOTS 17 & 18 TOG WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO SAID LOTS 17 & 18 PER O.R. 23957/105 BCR ; Folio No. 504231020080 - HARGER HILLS 26-41 B LOT 16 TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO LOT 16; Folio No. 504231020070 - HARGER HILLS 26-41 B LOT 15 TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO LOT 15; Folio No. 504231020060 - HARGER HILLS 26-41 B LOT 14 TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO LOT 14; Folio No. 504231020050 - HARGER HILLS 26-41 B LOT 13 TOGETHER WITH E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO LOT 13; Folio No. 504231020040 - HARGER HILLS 26-41 B LOT 12 & E 1/2 OF PT OF VAC'D SW 37 AVE LYING W OF & ADJ TO SAID LOT; Folio No. 504231020039 - HARGER HILLS 26-41 B LOT 11 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO LOT 11; Folio No. 504231020038 - HARGER HILLS 26-41 B LOT 10 & W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO LOT 10; Folio No. 504231020037 - HARGER HILLS 26-41 B LOT 9 & W 1/2 OF PT OF VAC SW 37 AVE LYING E OF & ADJ TO LOT; Folio No. 504231020036 - HARGER HILLS 26-41 B LOT 8 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO LOT 8; Folio No. 504231020032 - HARGER HILLS 26-41 B LOT 7 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO LOT 7; Folio No. 504231020033 - HARGER HILLS 26-41 B LOT 6 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO LOT 6; Folio No. 504231020031 - HARGER HILLS 26-41 B LOT 5 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO LOT 5; Folio No. 504231020030 - HARGER HILLS 26-41 B LOT 4 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO LOT 4; Folio No. 504231020016 - HARGER HILLS 26-41 B LOT 3 N 90 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO SAID LOT; Folio No. 504231020015 - HARGER HILLS 26-41 B LOT 1 N 40,2,3 LESS N 90 TOGETHER WITH W 1/2 OF PT OF VAC SW 37 AVE LYING E OF SAID LOT; Folio No. 504231020014 - HARGER HILLS 26-41 B LOT 1 S 90 OF N 130 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF SAID LOT ; Folio No. 504231020013 - HARGER HILLS 26-41 B LOT 1 S 88 OF N 218 TOGETHER WITH W 1/2 OF THAT PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO SAID LOT; Folio No. 504231020012 - HARGER HILLS 26-41 B LOT 1 S 88 OF N 306 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO SAID LOT; Folio No. 504231020010 - HARGER HILLS 26-41 B LOT 1 LESS S 18 & LESS N 306 & LESS EXT AREA FORMED BY 25 RAD ARC TANG TO E/L OF LOT 1 & TANG TO A LINE 53 N OF & PARA TO S/L OF SEC 31-50-42 TOGETHER WITH W 1/2 OF PT OF VAC'D SW 37 AVE LYING E OF & ADJ TO SAID LOT, LESS THEREFROM STIRLING RD R/W & LESS 2 FT BIKEWAY ; Folio No. 504231040160 - STIRLING OAKS ESTATES 77-39 B LOT 17; Folio No. 504231040150 - STIRLING OAKS ESTATES 77-39 B LOT 16; Folio No. 504231040140 - STIRLING OAKS ESTATES 77-39 B LOT 15; Folio No. 504231040130 - STIRLING OAKS ESTATES 77-39 B LOT 14; Folio No. 504231040120 - STIRLING OAKS ESTATES 77-39 B LOT 12; Folio No. 504231040110 - STIRLING OAKS ESTATES 77-39 B LOT 11; Folio No. 504231040100 - STIRLING OAKS ESTATES 77-39 B LOT 10; Folio No. 504231040090 - STIRLING OAKS ESTATES 77-39 B LOT 9; Folio No. 504231040080 - STIRLING OAKS ESTATES 77-39 B LOT 8; Folio No. 504231040070 - STIRLING OAKS ESTATES 77-39 B LOT 7; Folio No. 504231040060 - STIRLING OAKS ESTATES 77-39 B LOT 6; Folio No.

504231040050 - STIRLING OAKS ESTATES 77-39 B LOT 5; Folio No. 504231040040 - STIRLING OAKS ESTATES 77-39 B LOT 4; Folio No. 504231040030 - STIRLING OAKS ESTATES 77-39 B LOT 3; Folio No. 504231040020 - STIRLING OAKS ESTATES 77-39 B LOT 2; Folio No. 504231040010 - STIRLING OAKS ESTATES 77-39 B LOT 1; Folio No. 504231040171 - STIRLING OAKS ESTATES 77-39 B PORTION OF PARCEL A DESC AS COMM NW COR OF SAID PARCEL,SLY 103,ELY 158.52,NLY 102.98,WLY 157 TO POB AKA: LOT A-1 STIRLING OAKS ESTATES; Folio No. 504231040173 - STIRLING OAKS ESTATES 77-39 B PART OF PARCEL A DESC'D AS,COMM AT NW COR PAR A,ELY 157 TO POB, CONT E 106.57,SELY 39.87,SLY 77.40,WLY 129.71,NLY 102.98 TO POB AKA: LOT A-5 STIRLING OAKS ESTATES; Folio No. 504231040174 - STIRLING OAKS ESTATES 77-39 B PART OF PARCEL A DESC'D AS,COMM AT SW COR OF PARCEL A,E ALG S/L FOR 262.37 TO POB,NELY ARC DIST OF 38.67,N 132.60,W 144.11,SLY 50,ELY 25,SELY 141.03 TO POB AKA: LOT A-4 STIRLING OAKS ESTATES; Folio No. 504231040170 - STIRLING OAKS ESTATES 77-39 B PART OF PARCEL A DESC'D AS,COMM AT SW COR OF PARCEL A,ELY 25 TO POB,CONT ELY 237.37,NWLY FOR 141.03,WLY 50,SWLY 143.40 TO POB AKA: LOT A-3 STIRLING OAKS ESTATES; and Folio No. 504231040172 - STIRLING OAKS ESTATES 77-39 B PT OF PARCEL A DESC AS BEG SW COR PAR A,N 157,E 144.12,S 50, W 25,SW 143.40,W 25 TO POB AKA: LOT A-2; Folio No.: 5042-3101-0740, Legal Description: REED LAND CO SUB 2-32 D 31-50-42 LOT 13 LESS PT THEREOF LYING WITHIN 53 OF S/L FOR RD.

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Monday, November 16, 2020**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Sonja Broom 426 SE Third Terrace Dania Beach, FL 33004 954-599-7277 Sonja.Broom@aa.com	May 14, 2019	November 2018 through November 2020	James
		November 2018 through November 2020	James
Dean Harley 606 NW 8 th Street Dania Beach, FL 33004-2320 513-652-5140 धारley@broward.edu	December 11, 2018	November 2018 through November 2020	Lewellen
Keith Roberts 4417 SW 27 th Terrace Dania Beach, FL 33312 954-309-5555 bkars2020@aol.com	December 11, 2018	November 2018 through November 2020	Lewellen
Jorge Ferrer 85 Gulfstream Road, #211 Dania Beach, FL 33004	March 12, 2019	November 2018 through November 2020	Harris
Sheila McCray 46 NW 14th Court Dania Beach, FL 33004 786-422-3707 sheilamac@sofftekk.com	May 14, 2019	November 2018 through November 2020	Harris
Randy Wright 4391 SW 34 th Lane Ft. Lauderdale, FL 33312 954-983-6920 rcwpaw@juno.com	December 11, 2018	November 2018 through November 2020	Brandimarte

AIRPORT ADVISORY BOARD
MEMBERSHIP
Monday, November 16, 2020

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Gary Luedtke 4461 SW 34 Drive Fort Lauderdale, FL 33312-5513 954-966-8013 gluedtke@gmail.com	December 11, 2018	November 2018 through November 2020	Brandimarte
Bruce Hannover 617 NE 2nd Place Dania Beach, FL 33004 954-920-3563 bruceh8552@aol.com	February 26, 2019	November 2018 through November 2020	Odman
Dr. Tamara D. Fishman 837 NW 8 th Avenue Dania Beach, FL 33004 786-356-4425 fishmantamara@hotmail.com	February 26, 2019	November 2018 through November 2020	Odman

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP

Monday, November 16, 2020

Name/Address Phone Number	Date Appointed	Term	Appointment
Henriette Kitte Arnold 101 SE 3 rd Avenue, #504 Dania Beach, FL 33004 954.303.3498 hkitte@aol.com	January 10, 2017	November 2016 through November 2020	Brandimarte
		November 2016 through November 2020	Harris
Lilli Schipper 716 SE 3 rd Court Dania Beach, FL 33004 954-347-7402 lilli@lillirachel.com	January 14, 2020	November 2018 through November 2022	Lewellen
Roseprimevere Jacques 501 E Dania Beach Boulevard, 3J Dania Beach, FL 33004 954.261.4325 jroseprimevere@gmail.com	September 23, 2019	November 2018 through November 2022	Odman
Heather Holmes 43 SE 12 th Street Dania Beach, FL 33004 754.802.4217 JohnHeatherHolmes@gmail.com	December 10, 2019	November 2016 through November 2020	James
			Ad Hoc Committee
			Ad Hoc Committee

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP

Monday, November 16, 2020

Name/Address Phone Number	Date Appointed	Term	Appointment
Laura Lombardo 1401 NW 10 th Street, Apt. South Dania Beach, FL 33004 954.258.1985 Laurarosey17@gmail.com	February 16, 2019	February 16, 2019 through February 16, 2021	Ad Hoc Committee
Sandy Goldberg 421 SE 10th Street, #105 A Dania Beach, FL 33004 954.290.3909 flygirlphoto@aol.com	March 20, 2018	March 20, 2018 through March 20, 2020	Ad Hoc Committee
Linda Wilson 1547 Adams Street Hollywood, FL 33020 954.929.8712 lb_wilson@bellsouth.net	May 16, 2017	May 16, 2017 through May 16, 2019	Ad Hoc Committee
Tony Walsh 235 SE 9 th Street Dania Beach, FL 33004 904.252.1118 TWalshArts@aol.com	February 16, 2019	February 16, 2019 through February 16, 2021	Ad Hoc Committee
Rose Lizana Dania Beach Press P.O. Box 128 Dania Beach, FL 33004 954.925.4227 daniapress@aol.com	July 16, 2012 July 16, 2013	July 16, 2013 through July 16, 2014	Associate Member 1 Year Term
Executive Director of the Dania Beach Chamber of Commerce Randie Shane P.O. Box 1017 Dania Beach, FL 33004 954.926.2323 rshane@daniabeachchamber.org	NA	NA	Associate Member

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP

Monday, November 16, 2020

Name/Address Phone Number	Date Appointed	Term	Appointment
President of the Dania Beach Paul DeMaio Friends of the Library Linda Wilson	NA	NA	Associate Member
President of the Dania Beach Tourism Council Joe Van Eron 1500 S.W. Second Ave. Dania Beach, FL 33004-4209 954.925.6935 Cell: 954.383.5548 info@visitdaniabeach.com	NA	NA	Associate Member
Dania Beach Improvement Committee Representative Patricia Hart 954.922.8179 Cell: 954.895.8179 pbubbahart@bellsouth.net	NA	NA	Associate Member
Director of the City Parks and Recreation Department Eric Brown, Director 100 W. Dania Beach Blvd. Dania Beach, FL 33004 954.924.6800 x3730 ebrown@daniabeachfl.gov	NA	NA	Associate Member
City of Dania Beach CRA Economic Development Manager Muriel Bryan 100 W. Dania Beach Blvd. Dania Beach, FL 33004 954.924.6801 x3667 mbryan@daniabeachfl.gov	NA	NA	Associate Member
Don Mizell 187 NE 6 Ct. Dania Beach, FL 33004 310.343.3547 dmaceco@gmail.com	February 2013	NA	Honorary Member

**CREATIVE ARTS COUNCIL ADVISORY BOARD
MEMBERSHIP**

Monday, November 16, 2020

Name/Address Phone Number	Date Appointed	Term	Appointment
Carolyn Jones 722 SW 3 rd Street P.O. Box 1242 Dania Beach, FL 33004 954.920.0727 Cj2002@bellsouth.net	March 2016	NA	Honorary Member

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Monday, November 16, 2020**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Batia Dayan 3774 SW 49 th Place Ft. Lauderdale, FL 33312 954-792-8211 – Work 917-755-5552 – Cell learnandsmile@yahoo.com	January 10, 2017	November 2016 through November 2020	Brandimarte
Diana Curry 113 NW 11 th Avenue Dania Beach, FL 33004 954-923-7516 dcurry@aol.com	October 23, 2018	November 2018 through November 2020 (appointment taken over from Comm. Grace)	James
Mandraker Jagroop 4490 SW 24 th Avenue Dania Beach, FL 33312 646-334-5743 mandray1989@aol.com	May 28, 2019	November 2018 through November 2022	Odman
Amy Urdaneta 261 SW 4th Street Dania Beach, FL 33004 954-558-7408 amyurdanetadv@gmail.com	January 28, 2020	November 2018 through November 2022	Lewellen
Bonnie Carlton 1025 SE 2nd Avenue, #203 Dania Beach FL 33004 954-629-6006 (Cell) 954-920-8847 (Home) Bcarlton917@gmail.com	December 11, 2018	November 2018 through November 2020	Harris
Principal Tracey Jackson 754-323-5150 tracy.jackson@browardschools.com Assistant Principal Maureen Keenan maureen.keenan@browardschools.com		February 2013 through	Ex-Officio Collins Elementary School

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Monday, November 16, 2020**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Principal Lewis Jackson 754-323-5350 lewis.jackson@browardschools.com Assistant Principal Leslie Phillips leslie.phillips@browardschools.com		February 2013 through	Ex-Officio Dania Beach Elementary School
Principal Valerie Harris 754-323-3800 valerie.harris@browardschools.com		February 2013 through	Ex-Officio Olsen Middle School
		February 2013 through	Ad-Hoc

GENERAL EMPLOYEES PENSION BOARD
MEMBERSHIP
Friday, May 15, 2020

Name/Address Phone Number	Date Appointed	Term	Position
		June 22, 2020 through June 22, 2022	Commission Appointment
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954-927-7161 954-478-0653 luis@stagedrightevents.com	February 26, 2019	March 22, 2019 through March 22, 2021	Commission Appointment
Adam Segal City of Dania Beach 100 W. Dania Beach Boulevard Dania Beach, FL 33309 954-924-6800 x 3620 asegal@daniabeachfl.gov	May 23, 2017	Open	Commission Appointment (Finance Director or Designee)
Leo Williams 8761 NW 10 th Street Pembroke Pines, FL 33024 954-651-5031 leosupt@aol.com	May 2, 2018	June 21, 2018 through June 21, 2021	Employee Elected
Corinne Lajoie, Chair 3546 Coco Lake Drive Coconut Creek, FL 33073 954-651-5016 954-924-6805 x3704 corichurch.lajoie@gmail.com	August 14, 2019	June 21, 2019 through June 21, 2022	Employee Elected

**GREEN ADVISORY BOARD
MEMBERSHIP
Monday, November 16, 2020**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2018 through November 2022	Odman
Alexandra Hiley 1450 SE 3rd Avenue, Apt. 303 Dania Beach, FL 33004 603-769-0824 alexandrahiley@gmail.com	June 25, 2019	November 2018 through November 2020	Brandimarte
Alexis Guillen 4410 SW 26 th Avenue Dania Beach, FL 33312 305-804-3309 alexis.guillen@miaminewtimes.com	January 22, 2019	November 2018 through November 2020	James
Patricia Chukerman 545 SE 4 th Court Dania Beach, FL 33004 954-552-9996 (C) 954-929-8289 (H) bykermom@me.com	November 21, 2016	November 2016 through November 2020	Harris
Laura Lombardo 1401 NW 10 th Street, Apt. South Dania Beach, FL 33004 954-258-1985 Laurarosey17@gmail.com	January 14, 2020	November 2018 through November 2022	Lewellen
David Simonetta 908 E Las Olas Boulevard Fort Lauderdale, FL 33301 954-837-3090 davidjsimonetta@gmail.com	January 8, 2019	November 2018 through November 2020	Ad Hoc (James)

**MARINE ADVISORY BOARD
MEMBERSHIP
Monday, November 16, 2020**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	January 10, 2017	November 2016 through November 2020	Brandimarte
Thomas G. Angelos 218 SW 13th Street Dania Beach, FL 33004 954-670-6099 T_Angelos@yahoo.com	March 12, 2019	November 2016 through November 2020	Brandimarte
Linda Barber, Secretary 75 Gulfstream Road, Apt. 305 Dania Beach, FL 33004 954-328-8163 954-940-4969 Linda.barber1103@gmail.com	December 13, 2016	November 2016 through November 2020	James
Gregory Galyo 4496 SW 37 Avenue Fort Lauderdale, FL 33312 904-476-7252 954-397-1112 ggalyo@gmail.com	March 12, 2019	November 2016 through November 2020	James
Clive Taylor 642 NE 3 rd Street Dania Beach, FL 33004 954-923-4439 (Home) 954-830-8855 (Cell) cetriumph@aol.com	December 11, 2018	November 2018 through November 2022	Lewellen
Sharon Malone 111 SE 1st Street #117 Dania Beach, FL 33004 954-662-9537 Sharon@thdestinationconnection.com	December 11, 2018	November 2018 through November 2022	Lewellen

**MARINE ADVISORY BOARD
MEMBERSHIP
Monday, November 16, 2020**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Dean Grant 503 N 2 nd Place Dania Beach, FL 33004 954-868-6247 deanggrant@bellsouth.net	December 11, 2018	November 2018 through November 2022	Odman
Craig Valentine 1982 Tigertail Boulevard, Bldg. #9 Dania Beach, FL 33004 954-505-3201 954-258-4848 (Cell) craig@gwaflorida.com	September 10, 2019	November 2018 through November 2022	Odman
Patrick Ferrante 324 S.E. 10th Street, #103 Dania Beach, FL 33004 pjf0307@gmail.com	August 27, 2019	November 2016 through November 2020	Harris
Richard Croker 186 NE 6th Court Dania Beach, FL 33004 954-662-4874	January 9, 2018	November 2016 through November 2020	Harris

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Monday, November 16, 2020

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Morris Goldwire 20 NW 13 th Avenue Dania Beach, FL 33004 234-223-6467 Goldwire75@gmail.com	December 11, 2018	November 2018 through November 2020	Lewellen
Joyce L. Davis 500 NE 2nd Street, #227 Dania Beach, FL 33004 219-670-1066 joycel.davis@pearlgirlz.com	June 25, 2019	November 2018 through November 2020	Lewellen
Jeff Hansen (24 NE 1 st Avenue) PO Box 1597 Dania Beach, FL 33004 954-929-9334 hlwdcahoot@aol.com	December 11, 2018	November 2018 through November 2020	James
A. Ivie Cure 209 NW 14 th Court Dania Beach, FL 33004 954-927-0650 954-558-2775 (Cell)	February 26, 2019	November 2018 through November 2020	James
Sheila McCray 46 NW 14th Court Dania Beach, FL 33004 786-422-3707 sheilamac@sofftekk.com	May 14, 2019	November 2018 through November 2020	Harris

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Monday, November 16, 2020

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Dr. Tamara D. Fishman 837 NW 8 th Avenue Dania Beach, FL 33004 786-356-4425 fishmantamara@hotmail.com	January 22, 2019	November 2018 through November 2020	Harris
Jimmie Peterman 717 SW 4 th Terrace Dania Beach, FL 33004 954-925-2417 & 954-534-1771 jimmiepeterman@comcast.net	January 22, 2019	November 2018 through November 2020	Brandimarte
Richard "Rich" Aube 675 SE 2 nd Avenue Dania Beach, FL 33004 954-922-9411 954-336-5110 (Cell) raube@forliferealty.com	February 12, 2019	November 2018 through November 2020	Brandimarte
Sharon Migicovsky 905 Natures Cove Road Dania Beach, FL 33004 954-394-3208 Misacb@aol.com	May 14, 2019	November 2018 through November 2020	Odman
Samantha Angelos 43 SW 12th Street Dania Beach, FL 33004 954-551-3646 954-987-2000 scangelos@hotmail.com	March 12, 2019	November 2018 through November 2020	Odman

PLANNING & ZONING BOARD
MEMBERSHIP
Tuesday, December 15, 2020

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Bobbie H. Grace 110 NW 8 th Avenue Dania Beach, FL 33004 954-927-6838 (H) 954-396-0941 (C)	RESIGNED 12/11/2020 December 11, 2018	November 2018 through November 2020	James
Kenya J. Peterman 732 SW 2 nd Place Dania Beach, FL 33004 954-699-8470 754-204-2740 754-322-6362 (W) mrssunshine01@yahoo.com	January 8, 2019	November 2018 through November 2020	Lewellen
W. Quin Robertson, Phd., GISP 805 Natures Cove Road Dania Beach, FL 33004 732-423-0039 561-361-3199 (W) qrobertson@att.net	December 11, 2018	November 2018 through November 2020	Harris
Bill Harris 29 South Federal Highway Dania Beach, FL 33004 954-608-0066 bill@stagedrightevents.com	December 8, 2020	November 2020 through November 2022	Odman
Tony Suriani 1341 SE 3 rd Avenue, #207 Dania Beach, FL 33004 954-801-8189 antoniospizza@hotmail.com	January 8, 2019	November 2018 through November 2020	Brandimarte
Charlotte Sloboda 2905 Lakeshore Drive Dania Beach, FL 33312 954-559-5473 csloboda@bellsouth.net	January 8, 2019	November 2018 through November 2020	Alternate

**PLANNING & ZONING BOARD
MEMBERSHIP**

Tuesday, December 15, 2020

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
David Nuby, Jr. P.O. Box 1214 Dania Beach, FL 33004 954-275-2579 davidnuby@aol.com	January 22, 2019	November 2018 through November 2020	Alternate



CITY OF DANIA BEACH

OFFICE OF THE CITY MANGER

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: January 12, 2021

To: Mayor Tamara James
Vice Mayor Marco A. Salvino, Sr.
Commissioner Joyce L. Davis
Commissioner Lori Lewellen
Commissioner Lauren Odman

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

Subject: Manager's Report

An assessment of our electrical infrastructure/ lack thereof will result in an investment this fiscal year on our major thoroughfares/ medians to ensure we maximize our opportunities for holiday lighting and overall beauty of our city. As we move forward this year with our first ever Landscaping Master Plan, the timing is perfect as lighting is a complementary component of landscaping.

As reported earlier to you, our West Wing at City Hall is ready for the next step post mold mitigation and complete overhaul of what had become a dumping site and improper storage. Additionally, per your directive, we have a professional report that addresses the ADA compliance challenge. We have the opportunity for an additional 2500 square feet of usable space available and the time is perfect for a workshop to discuss possible usage so that we can continue to complete this project per your direction. We would like to schedule a two-hour workshop in early February with you so that our architect can present ADA options/ cost and you/we can discuss options for offices/ conference room/ operation options, etc. Prior to the workshop, we can accommodate a walkthrough of the area for any of you that would like to see/evaluate the area.

We ended the year with a very successful toy giveaway that was coordinated via a festive and safe drive-through setting. A partnership with BSO Fire, Parks and Recreation and our entire senior City Team! All came together contributing monies or new toys to this most worthy endeavor. Not one penny of taxpayer dollars was used to fund this event as it was a true team effort. Post the event, our BSO Law enforcement team continued to pass out leftover toys throughout the holidays. More than 400 toys were distributed.

As we continue our ongoing/ proactive efforts to mitigate the spread of Covid 19, we have installed medical grade air purifiers at City Hall and at all our Parks/ Community Centers. Our procurement team has gone out for an RFP so we can procure additional units as needed and comply with best practices. As we have done throughout the pandemic, we will seek Cares Act reimbursement.

On Friday the 18th of December, our senior Team of leaders participated in an 8-hour Administrative Strategic Master Plan session as we took our first step in drafting and seeking your support to adopt our City's first ever Strategic Master Plan. It is a tool that will serve us as we look forward to the future of Dania Beach with clear objectives and priorities that will chart our course for many years to come. As I write this report, we are preparing for this Saturday's session for our City Commission as the Strategic Master Plan is a two-track exercise with both the legislative and executive branches participating and contributing.

Chief Marks is meeting with the final vendor to finalize pending work at the BSO/ Police Substation at Dania Pointe on Friday the 8th. At the meeting on the 26th of January, we will provide several dates for your consideration to schedule our ribbon cutting.

We have requested to meet with Superintendent of Schools Runcie to discuss the schedule of demolition of the old Olsen School and discuss what they may have planned for the open space post demolition and the possibilities of a joint partnership that would be mutually beneficial.